

Prepared by: _____

NJDEP File No.:1322-04-0001.2

Brown's Point Marina

GRANT OF CONSERVATION RESTRICTION/EASEMENT
(Restoration Site Area)

THIS GRANT OF CONSERVATION RESTRICTION/EASEMENT is made this 12th day of June, 2017, by 357 West Front Street, LLC, its heirs, successors and assigns and all legal and equitable owners, and any and all current or successor holders of any interest in and to the property whose address is 357 West Front Street, Keyport, Borough/Township, County of Monmouth, State of New Jersey, hereinafter referred to as the "Grantor," in favor of and to the New Jersey Department of Environmental Protection, its successors and assigns, hereinafter referred to as the "Grantee":

WITNESSETH:

WHEREAS, the Grantor is the owner in fee simple of certain real property located in the Township/Borough of Keyport, County of Monmouth, New Jersey, designated as Lot(s) see *, Block(s) 20 on the official Tax Map of the Township/Borough of Keyport, County Clerk or Recorder's Deed Book Number 8418, Page Number 122, (hereinafter "the Property"); and

* 5, 6, 6.01, 9, 11.01, 13, 14 & 14.01

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WHEREAS, the Grantor has executed an Administrative Consent Order (ACO) attached hereto as **Exhibit A**; and

WHEREAS, the ACO to the Grantor is conditioned upon the Grantor's recording of a Grantee approved Conservation Restriction/Easement, for the restoration site area (hereinafter the "Restricted Area" or "restoration site area") as shown on the approved plan(s), entitled Phase I and Phase II NJDEP ACO Restoration Plan, prepared by MidAtlantic Engineering Partners, dated 10/25/16, last revised date 06/13/17, attached hereto as **Exhibit B**, and more particularly described on a legal description (metes and bounds) of the Restricted Area, attached hereto as **Exhibit C**; and

WHEREAS, wetlands and transition areas play a significant role in the maintenance of environmental quality on a community, regional, and statewide level; and

WHEREAS, wetland restoration site areas are a significant natural area and are an integral portion of a wetlands ecosystem; and

WHEREAS, the Grantor, having the authority to do so, intends to construct a wetlands restoration project, and

WHEREAS, the Grantee desires to preserve the wetland restoration site area in its enhanced state, so as to preserve and protect wetlands, transition areas, open waters, and resident

animal and plant species on the Restricted Area, including the air space and subsurface forever in its natural state; and

WHEREAS, the Grantee is authorized by N.J.S.A. 13:1D-9 to formulate comprehensive policies for the conservation of the natural resources, to promote environmental protection and prevent pollution of the environment of the State, and is authorized by N.J.S.A. 13:8B-3 to acquire and enforce conservation restrictions; and

WHEREAS, the Grantor, having the authority to do so, intends to enter into this Conservation Restriction/Easement in order to grant to the Grantee a Conservation Restriction/Easement on the Property to restrict subsequent development of the Restricted Area.

NOW THEREFORE, in consideration for the issuance of the Permit and for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the facts recited above and the terms, conditions and restrictions contained herein, the Grantor hereby agrees that the Property shall be subject in perpetuity to the following conveyances, covenants and restrictions in favor of the Grantee:

1. Grantor hereby conveys, transfers, assigns and grants to the Grantee a Conservation Restriction/Easement with respect to that portion of the Property as designated as the Restricted Area shown in **Exhibit B** and as described in **Exhibit C**.
2. Paragraphs 26 and 27 of this instrument shall only be considered by the Grantee in cases where the Grantee has determined in writing that the de minimis modifications are in the public interest pursuant to N.J.A.C. 7:7A-7.2(b)12.
3. Specifically, including but not limited to, the following activities shall not occur within the Restricted Area, with the exception of those activities that are specifically a construction or maintenance component of the mitigation plan approved as part of the DEP Permit, **Exhibit A**:
 - a. Removal, excavation, or disturbance of the soil;
 - b. Dumping or filling with any materials;
 - c. Installation of structures;
 - d. Placement of pavement or other impervious surface;
 - e. There shall be no removal, destruction or cutting of trees or plants, planting of trees or plants, introduction of non-native animals and plants, grazing of domestic animals, or disturbance or change in the natural habitat in any manner, except as provided in par. 8 (c) below.
 - f. The use of fertilizers, herbicides or pesticides that are not specifically approved under the wetlands mitigation plan;

- g. Taking any action to alter the hydrology of the Restricted Area;
 - h. Any other activities, unless explicitly permitted as part of the Conservation Restriction/Easement;
 - i. All other activities constituting a regulated activity under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq. or N.J.A.C. 7:7A-2.2 (a) and 2.2 (b), as amended ("Regulated activities in freshwater wetlands and State open waters"), and all other activities constituting a regulated activity under N.J.A.C. 7:7A-2.6, as amended, ("Regulated activities in transition areas"); and
 - j. All other activities constituting a regulated activity under the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq. or N.J.A.C. 7:7-2.3(a), as amended.
4. The Restricted Area, including its air space and its subsurface, and any portion thereof shall not be included as part of the gross area of other property not subject to this Conservation Restriction/Easement for the purpose of determining density, lot coverage, or open space requirements, under otherwise applicable laws, regulations or ordinances controlling land use and building density.
5. There shall be no other acts or uses detrimental to the preservation of the Restricted Area, including its air space and its subsurface in their natural state as a valuable component of a wetlands ecosystem.
6. The boundaries of the Restricted Area shall be marked by an unobtrusive, semi-permanent visual marker in a manner of the Grantee's choosing, and to the Grantee's satisfaction, no less than 30 days prior to commencement of site preparation. Examples include fence post, pipe in the ground, and survey markers.
7. This Conservation Restriction/Easement shall be a burden upon and shall run with the Property, and shall bind Grantor, its heirs, successors and assigns, in perpetuity. The Grantor shall give notice of this deed restriction to all holders of any easements in the Restricted Area within 30 days of recording by the County Clerk.
8. It is the purpose of the Conservation Restriction/Easement to assure that the Restricted Area will be maintained as such and to prevent any disturbance or development to that portion of the Property. To carry out this purpose, the following rights are granted to Grantee by this Conservation Restriction/Easement:
- a. Upon reasonable advance notice, to enter upon the Property in a reasonable manner and at reasonable times so as to assure compliance with the provisions of this Conservation Restriction/Easement; and
 - b. In addition to the exercise of any other statutory or common law right, to enjoin any activity on, or use of, the Restricted Area that is inconsistent with the purpose of this Conservation Restriction/Easement, and to enforce the restoration of such

areas or features of the Restricted Area that may be damaged by inconsistent activity or use.

- c. The right, but not the obligation, to monitor the condition of the rare plant and animal populations, plant communities, and natural and/or constructed habitats on the Restricted Area, and to manage them, if necessary, for their continued survival and quality on the Restricted Area. Such activities shall comply with the maintenance or monitoring obligations under the ACO.
9. Grantor shall provide the Grantee telephonic and written notice of any transfer or change in ownership of any portion of the Restricted Area, including but not limited to the name and address of the new owner, and including but not limited to any later-formed condominium association, at least one month prior to the day of the signing of those documents accomplishing the actual transfer or change in ownership.
10. In addition to, and not in limitation of, any other rights of the Grantee hereunder or at law or in equity, if the Grantee determines that a breach, default or violation ("Violation") of this Conservation Restriction/Easement has occurred or that a Violation is threatened, the Grantee shall give written notice to Grantor of such Violation, setting forth the specifics thereof, and demand corrective action sufficient to cure the Violation. If the Grantor fails to cure the Violation after receipt of notice thereof from the Grantee, or under circumstances where the Violation cannot reasonably be cured within a time period dictated by the Grantee, fails to begin curing such Violation within the time period dictated by the Grantee, or fails to continue diligently to cure such Violation until finally cured, the Grantee may bring an action at law or in equity in a court of competent jurisdiction:
 - a. To enjoin and/or cure such Violation,
 - b. To enter upon the Restricted Area and to take action to terminate and/or cure such Violation and or to cause the restoration of that portion of the Easement Areas affected by such Violation to the condition that existed prior thereto, or
 - c. To seek or enforce such other legal and/or equitable relief or remedies as the Grantee deems necessary or desirable to ensure compliance with the terms, conditions, covenants, obligations and purpose of this Conservation Restriction/Easement.
11. If the Grantee, in its discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Restricted Area, the Grantee may pursue its remedies under paragraph 10 above without prior notice to Grantor or without waiting for the period provided for cure to expire. The Grantee's rights under this paragraph shall apply equally in the event of either actual or threatened Violations of the terms of this Conservation Restriction/Easement. Grantor agrees that the Grantee's remedies at law for any Violation of the terms of this Conservation Restriction/Easement are inadequate and that the Grantee shall be entitled

to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which the Grantee may be entitled, including specific performance. The above language shall in no event be interpreted to derogate or diminish the Grantee's rights and powers under the laws of the State of New Jersey for the protection of public health, safety and welfare.

12. Enforcement of the terms of this Conservation Restriction/Easement shall be at the discretion of the Grantee and any forbearance by the Grantee to exercise its rights under this Conservation Restriction/Easement in the event of any Violation by Grantor shall not be deemed or construed to be a waiver by the Grantee of such term or of any subsequent Violation or of any of the Grantee's rights under this Conservation Restriction/Easement. No delay or omission by the Grantee in the exercise of any right or remedy upon any Violation by Grantor shall impair such right or remedy or be construed as a waiver of such right or remedy.
13. Grantor agrees to reimburse the Grantee for any costs incurred by the Grantee in enforcing the terms of this Conservation Restriction/Easement against Grantor, and including, without limitation, the reasonable costs of suit and attorneys' fees.
14. The Grantee reserves the right to transfer, assign, or otherwise convey the Conservation Restriction/Easement to any other entity or person to facilitate the operation of and/or public use and enjoyment of the Restricted Area, provided it is in accordance with N.J.S.A. 13:8B-1 et seq. and N.J.S.A. 13:9B-1 et seq.
15. Any notice, demand, request, consent, approval or communication under this Conservation Restriction/Easement shall be sent by certified mail, return receipt requested or reliable overnight courier, addressed as follows:

To Grantor:

357 West Front Street, LLC
c/o Clayton Perlman
357 West Front Street, LLC
Keyport, NJ 07735

In addition, any notice shall be addressed as follows:

To the Grantee/ Department:

State of New Jersey
Department of Environmental Protection
Coastal & Land Use Compliance & Enforcement
1510 Hooper Ave Suite 140

Toms River, New Jersey 08753
Attention: Manager, Coastal & Land Use Compliance & Enforcement
(732) 255-0787

16. A party may change the address or person to whom notices to it are required to be given by notice given in the manner above provided.
17. This instrument conveys no right of access by the general public to any portion of the Property.
18. The Grantor agrees to bear all costs and liabilities of any kind related to the operation, upkeep and maintenance of the Restricted Area, including any required fencing of the Restricted Area, as stated or shown in **Exhibit A** and/or **Exhibit B**. The Grantor shall be responsible for acts of its own negligence consistent with the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:8-1 et seq.
19. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation Restriction/Easement will be inserted in any subsequent deed, subdivision deed, lease, sub-lease or other legal instrument by which the Grantor divests itself of any interest in any portion of the Property. Notwithstanding the failure of the Grantor to include the terms and restrictions of this instrument, this Conservation Restriction shall run with the land and be binding on all heirs, successors and assigns.
20. Reserved.
21. Notwithstanding anything contained herein to the contrary, any modification or termination of this Conservation Restriction/Easement shall require the prior written approval of the Grantee, its successor or assign.
22. This Conservation Restriction/Easement shall survive any merger of the fee and restriction interest in the Restricted Area.
23. In the event of a conflict between this Conservation Restriction/Easement and the approved plan(s) or ACO, **Exhibit B**, and specifications approved by the Grantee in writing pursuant to the ACO, **Exhibit A**, the former shall govern.
24. Taxes, Insurance.
 - a. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Property and Restricted Area. Grantor shall keep the Property and Restricted Area free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.
 - b. The Grantor agrees to pay any real estate taxes or other assessments levied on the Property and Restricted Area. If the Grantor becomes delinquent in payment of

said taxes or assessments, such that a lien against the land is created, the Grantee, at its option, shall, after written notice to the Grantor, have the right to purchase and acquire the Grantor's interest in said Property and Restricted Area or to take such other actions as may be necessary to protect the Grantee's interest in the Restricted Area and to assure the continued enforceability of this Conservation Restriction/Easement.

25. Miscellaneous.

- a. The laws of the State of New Jersey shall govern the interpretation and performance of this Conservation Restriction/Easement.
- b. If any provision of this Conservation Restriction/Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Conservation Restriction/Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.
- c. This Conservation Restriction/Easement and the Permit along with the approved plans set forth the entire agreement of the parties with respect to the Conservation Restriction/Easement and supersede all prior discussions, negotiations, understandings or agreements relating to the easement, all of which are merged herein. No alteration or variation of this Conservation Restriction/Easement shall be valid or binding unless contained in writing executed by the parties hereto.
- d. Should there be more than one Grantor, the obligations imposed by this Conservation Restriction/Easement upon each Grantor shall be joint and several.
- e. The covenants, terms, conditions and restrictions of this Conservation Restriction/Easement shall be binding upon, and inure to the benefit of, the parties hereto and all parties having or acquiring any right, title or interest in any portion of the Property, including holders of subdivision deeds, and shall continue as a servitude running in perpetuity with the Property.
- f. The captions in this Conservation Restriction/Easement have been inserted solely for convenience of reference and are not a part of this Conservation Restriction/Easement and shall have no effect upon construction or interpretation.
- g. Execution of this Conservation Restriction/Easement does not constitute a waiver of the rights or ownership interest of the State of New Jersey in public trust property.
- h. This Conservation/Restriction shall be construed as if it were drafted by both parties. Both parties waive all statutory and common law presumptions which may otherwise serve to have the instrument construed in favor of, or against, either party as the drafter thereof.

- i. This Conservation Restriction/Easement may be executed in any number of counterparts, all of which, taken together, shall constitute one and the same instrument.
26. The Grantor reserves unto itself the right to undertake de minimis modifications of the Restricted Area that are approved in advance and in writing by the Grantee. The Grantee may approve the modification under the following conditions and with the following documentation:
 - a. The modification results in an increased level of protection of the regulated resource; or
 - b. The modification results in equivalent areas of resources protected; and
 - c. The modification does not compromise the original protected resource.
27. If the Grantee approves the Grantor's modification, the Grantor shall amend this instrument by preparing and submitting to the Grantee for review and approval:
 - a. A revised plan and metes and bounds description for the area to be preserved under the modified Conservation Restriction/Easement (hereinafter the "Modification Documents"); and
 - b. An Amended Conservation Restriction/Easement that reflects the modifications to the original Conservation Restriction/Easement, the justification for the modification, and that also includes the deed book and page of the title deed for the property or properties subject to the modified Conservation Restriction/Easement set forth in the Modification Documents.
28. The Grantor shall record the documents listed in paragraph 27, above, in the same manner and place as this original Conservation Restriction/Easement was recorded.
29. This Grant of Conservation Restriction/Easement may be removed pursuant to N.J.S.A. 13:8B-1 et seq.
30. Pursuant to N.J.A.C. 7:7A-15.14 (c) each owner of the Property is required to notify the county and/or municipality of the Conservation Restriction/Easement whenever any application for a local approval involving this Property is submitted.

TO HAVE AND TO HOLD unto the State of New Jersey, Department of Environmental Protection, its successors and assigns forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Restriction/Easement shall not only be binding upon the Grantor but also upon its agents, personal representatives, assigns and all other successors to it in interest, and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, the Grantor has set its hand and seal on the day and year first above written, and directs that this instrument be recorded in the office of the
Monmouth County Clerk.

357 West Front Street, LLC
c/o Clayton Perlman
357 West Front Street, LLC
Keyport, NJ 07735

(Grantor)

By: [Signature] (Signature names and title)

ATTEST:

[Signature]
[Signature]

Secretary

(Seal)

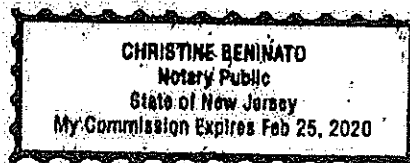
STATE OF New Jersey
COUNTY OF Monmouth

Be it remembered that on this 12th day of June, 2017 before me, the subscriber, a Notary Public of New Jersey, personally appeared: Clayton Perlman, and he thereupon acknowledged that he signed the foregoing instrument (in such capacity, that the seal affixed to said instrument is the corporate seal of said corporation), and that said instrument is the voluntary act of deed of said person (or corporation, made by virtue of authority from its Board of Directors).

[Signature]

A Notary Public of New Jersey

My Commission Expires: 02/25/2020



Attachments required: ACO

NJDEP Approved Plan

Legal Description of Restricted Area (Metes and Bounds)