



WESTERN TECHNOLOGIES GROUP

Tidelands Report

The State of New Jersey holds riparian (tidelands) claim on lands that are current and formerly flowed by natural, tidal waterways. Virtue of this ownership, when a property is claimed, the owner must pay an annual “rental” or purchase said claimed area via a riparian grant from the State.

WTG will search public records for tideland claim on a property. If the subject property is found to have a claim, WTG will identify any grants, leases and/or licenses (instruments) which may be pertinent to the property. Any instruments found will be included in our Tidelands Report.

The WTG Tidelands Report is insured. The report also includes detailed mapping as visual verification, with the following map overlays:

- ✓ Property Boundaries
- ✓ Aerial Photography
- ✓ Street Maps
- ✓ Tideland Boundaries

Contact Us at 855-653-5663 or info@wtgroupllc.com



WESTERN TECHNOLOGIES GROUP
westerntechnologiesgroup.com



Western Technologies Group LLC

360 E Main St. Somerville, NJ 08876 • 855-653-5663 • www.wtgroupllc.com

Tidelands Search Certificate

Hereby certifies to:

Western Technologies Group LLC
360 East Main Street
Somerville, NJ 08876

WTG# 8838611-9020471-ASY



THAT THE PROPERTY HEREINAFTER DESIGNATED IS CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE TIDELANDS MAP (IF APPLICABLE) PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL AND/OR FROM OBSERVED/AS SEEN CONDITIONS ON AERIAL PHOTOGRAPHY.

APPLICABLE TIDELANDS MAP

Tidelands Map (Adoption Date): 553-2166 (05/27/1982)

DESIGNATED PROPERTY

County: Monmouth

Municipality: Middletown Township

Block: 1043 Lot: 61

Street Number & Name: 452 Navesink River Rd

As shown on Tax Map: 213

SEARCH RESULTS

Findings: CLAIMED

Estimated Tideland Coverage:1-5%

Dated: 12/22/2017

THIS PERCENTAGE IS AN ESTIMATE ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF TIDELANDS AND THE TIDELANDS RESOURCE COUNCIL

IN WITNESS WHEREOF, WESTERN TECHNOLOGIES GROUP, LLC. HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS PRESIDENT.



SUBJECT PROPERTY

County: Monmouth State: New Jersey
Municipality: Middletown Township
Block: 1043 Lot: 61
As shown on 213
Street Number & Name: 452 Navesink River Rd
Present Owner: Paul A. & Noreen A. Galiano
Tidelands Map *Cf qr vqp F cvg+#: 553-2166 (05/27/1982)

In response to your request, Western Technologies Group, LLC has reviewed the conveyance maps of the New Jersey Tidelands Management Bureau for prior tideland instruments which may affect the above referenced property. The results are as follows:

Tidelands Instruments found:

Tidelands Bureau File Data

Recipient	Date	Liber Book	Page	File#	Consideration
78	GRANT TO RICHARD C ANNETT,	9 / 24 / 28	, LIBER P-1,	PG 313,	CONSIDERATION \$ 1,282 75

SEARCH RESULTS

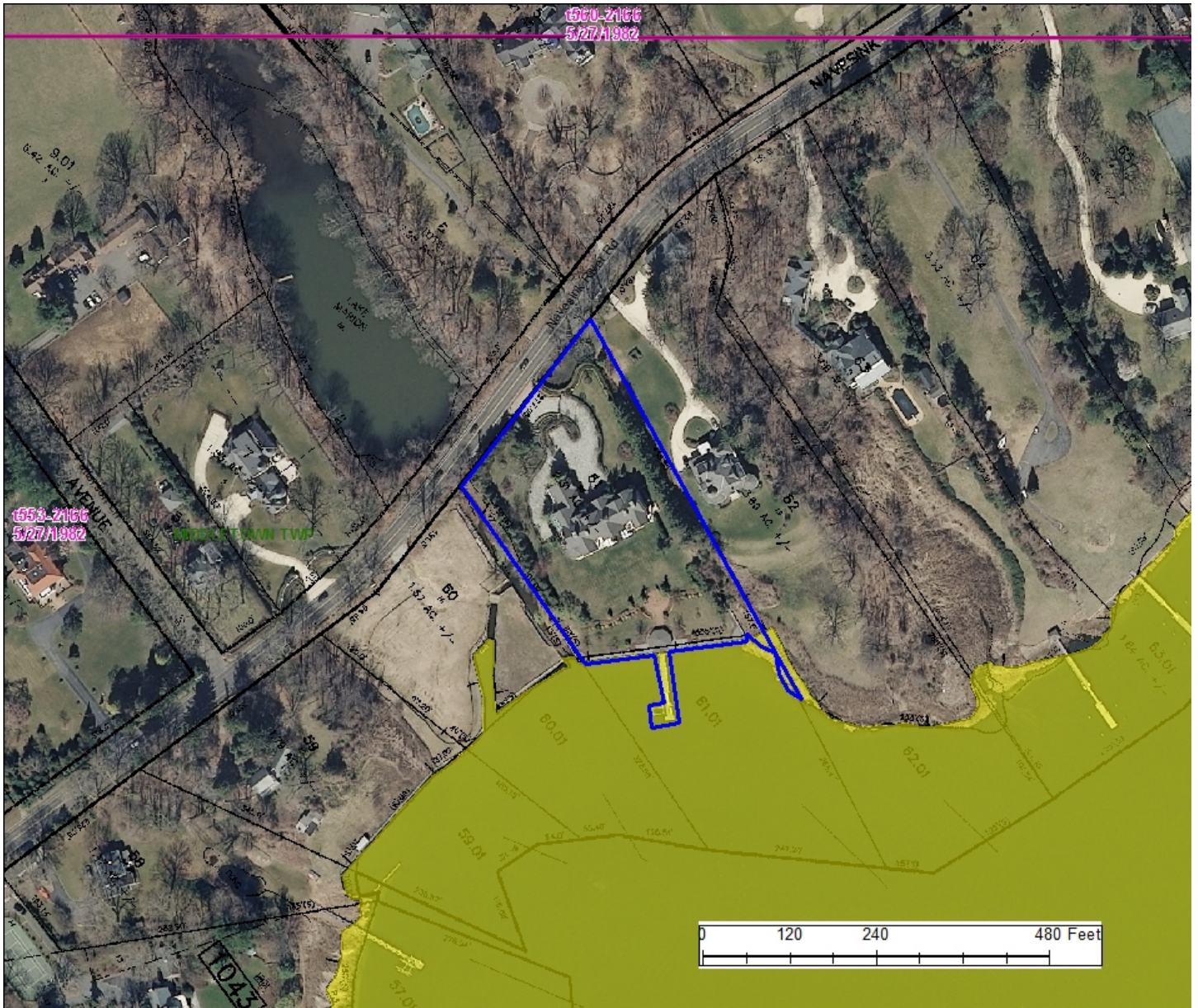
We recommend careful review of the instrument (s) listed above. WTG, LLC is simply reporting that these instruments appear in the records of the Tidelands Management Bureau, and it assumes no responsibility for their nature, extent, or validity. This office can supply copies of any such instruments upon request, for a fee.

Dated: 12/22/2017

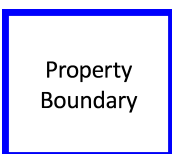


Tidelands Report

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452 Navesink River Rd, Middletown Township, NJ Block: 1043 Lot: 61
 Maps: 553-2166 (05/27/1982)

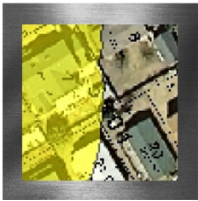


Claimed



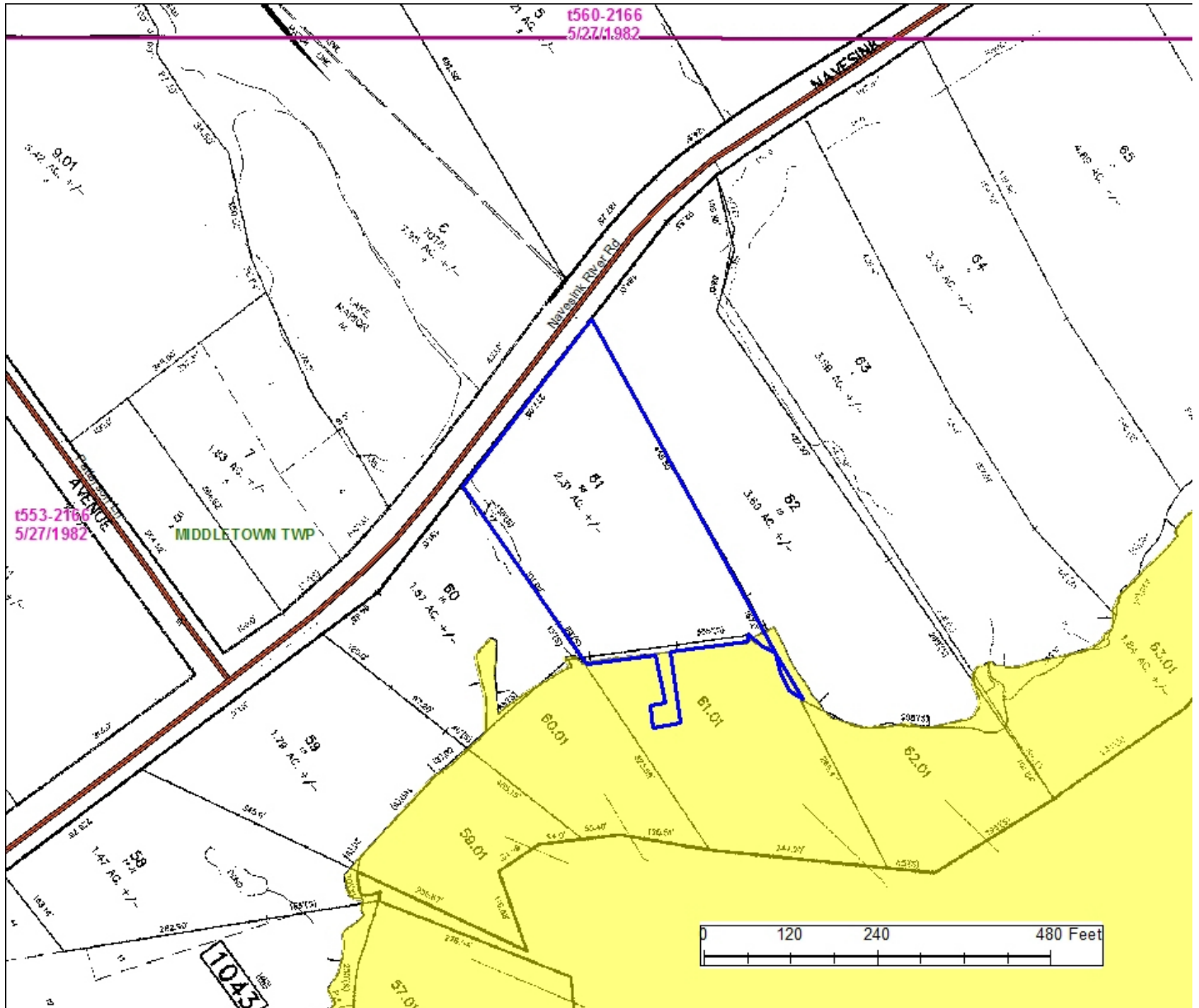
Unclaimed

The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The individual instrument should be consulted to ascertain the accurate legal description and the significance of all substantive terms and conditions.



Tidelands Report

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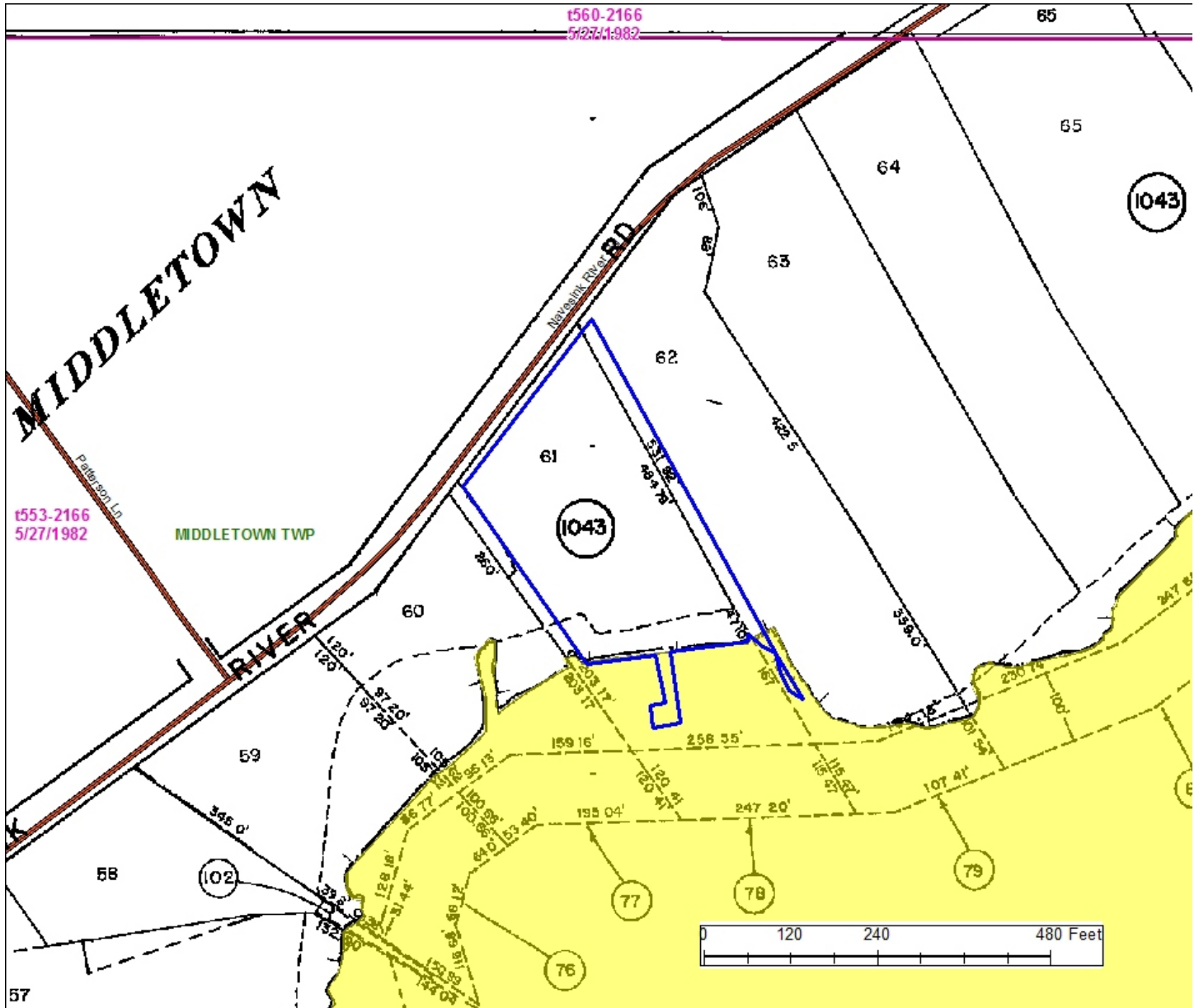
452 Navesink River Rd, Middletown Township, NJ Block: 1043 Lot: 61
 Maps: 553-2166 (05/27/1982)

<p>Property Boundary</p>	<p>Claimed</p> <p>clear layer</p> <p>Unclaimed</p>	<p>The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The individual instrument should be consulted to ascertain the accurate legal description and the significance of all substantive terms and conditions.</p>
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Tidelands Report

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452 Navesink River Rd, Middletown Township, NJ Block: 1043 Lot: 61
 Maps: 553-2166 (05/27/1982)

<p>Property Boundary</p>	<p>Claimed</p> <p>clear layer</p> <p>Unclaimed</p>	<p>The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The individual instrument should be consulted to ascertain the accurate legal description and the significance of all substantive terms and conditions.</p>
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Western Technologies Group LLC

360 E Main St. Somerville, NJ 08876 • 855-653-5663 • www.wtgroupllc.com

Property Location			
452 NAVESINK RIVER RD, Red Bank 07701-6349 1332 (Middletown Township), Block: 1043, Lot: 61 (Old Block: 460, Old Lot: 17)			
Property Information		Assessment Data	
Class: Class: 2 - Residential		Total Value: \$5,164,400.00	
Additional Lots:		Land Value: \$1,755,000.00	
Bld Description: 1SF3G1OB		Improvement Value: \$3,409,400.00	
Land Description: 265X380 IRR		% Improvement: 66.02	
Acreage: N/A		Special Tax Codes:	
Square Footage: 7798		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: , Usage:		Exemption: 0	
Year Constructed: 1999		Exemption statute:	
Use Code: 0		2015 Rate: 2.136; 2015 Ratio: 100.0%; 2015 Taxes: \$107,611.68	
# Dwellings: 1		2016 Rate: 2.131; 2016 Ratio: 100.0%; 2016 Taxes: \$108,227.09	
Census Tract: 8009		2017 Rate: N/A; 2017 Ratio: 97.62%; 2017 Taxes: \$0.00	
Current Owner		Sale Data	
GALIANO, PAUL A & NOREEN A		Date: 06/20/2014	
452 NAVESINK RIVER RD		Price: \$5,125,000.00	
Red Bank, NJ 07701-6349		Ratio: 1.01%	
Previous Owner:		Deed Book: 09071	
		Deed Page: 03016	
Latest Sales Detail			
Recorded: 07/01/2014	Sales Price: \$5,125,000.00	Recorded: 08/07/2004	Sales Price: \$6,575,000.00
Sales Date: 06/20/2014	Sales Ratio: 98.02%	Sales Date: 07/30/2004	Sales Ratio: 31.54%
Deed Book: 90710	Use Code:	Deed Book: 83920	Use Code:
Deed Page: 30160	Not Usable:	Deed Page: 11100	Not Usable:
Buyer		Buyer	
GALIANO, PAUL A & NOREEN A		LEVY, DAVID M & STACEY D.	
452 NAVESINK RIVER RD		452 NAVESINK RIVER RD	
Red Bank, NJ 07701-6349		Red Bank, NJ 07701-6349	
Seller		Seller	
LEVY, DAVID M & STACEY D		MASSA, RALPH SR., & BEATRICE	
452 NAVESINK RIVER RD		130 MAPLE AVE.	
Red Bank, NJ 07701-6349		Red Bank, NJ 07701-1734	
<p>The survey map displays three main lots: Lot 60 (1.57 AC +/-), Lot 61 (2.31 AC +/-), and Lot 62 (3.60 AC +/-). Lot 60 is subdivided into 60.01 and 60.02. Lot 61 is subdivided into 61.01. Lot 62 is subdivided into 62.01. Dimensions for boundaries are provided in feet, including bearings such as 135°(S) and 167.0°. A road labeled 'ARION' is shown on the left side of the map.</p>			

3608

The State of New Jersey:

To all to whom these Presents shall come or may concern,

Greeting:

Whereas, Pursuant to an act of the Legislature of said State, approved April 8th, 1915, entitled "An Act creating a department to be known as the Board of Commerce and Navigation, and vesting therein all the powers and duties now devolved, by law, upon the Board of Riparian Commissioners, the Department of Inland Waterways, the Inspectors of Power Vessels, and the New Jersey Harbor Commission," and other acts and joint resolutions of the Legislature of said State, RICHARD C. ANNETT, of the Township of Middletown, in the County of Monmouth and State of New Jersey,

being the owner of lands fronting on Navasink or North Shrewsbury River, in the Township of Middletown in the County of Monmouth and State of New Jersey, which lie above high water mark, and in front of which the lands under water hereinafter described are situated, has applied to the Board of Commerce and Navigation of said State for a grant of the said lands under water and to have the said Board of Commerce and Navigation fix the boundaries of the said lands under water and determine the price or compensation to be paid to the said State therefor, and the terms and conditions of said grant:

And Whereas, the said Board of Commerce and Navigation to wit: SPENCER SMITH, RICHARD C. JENKINSON, W. L. SAUNDERS, WILLIAM T. KIRK, AUGUSTUS SMITH, HARRISON COOK, THOMAS H. THROPP and FRANK DORSEY,

having due regard to the interest of navigation and the interests of the State, have agreed to grant the lands under water hereinafter mentioned upon the terms herein set forth, and have determined the sum of

ONE THOUSAND TWO HUNDRED EIGHTY-TWO AND 75/100 (\$1,282.75) DOLLARS

as the price or reasonable compensation to be paid to the State for the said lands:

Now Therefore, the said State of New Jersey, by the said Board of Commerce and Navigation, the Governor approving, in consideration of the premises, the terms and conditions hereinafter contained, and the said sum of

ONE THOUSAND TWO HUNDRED EIGHTY-TWO AND 75/100 (\$1,282.75) DOLLARS

duly paid by the said

RICHARD C. ANNETT,

to the said State, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey, subject to the terms, covenants, conditions and limitations herein contained, unto the said

RICHARD C. ANNETT,

and to his heirs and assigns forever—All that tract of land now or formerly flowed by tide-water situate in the Township of Middletown, in the County of Monmouth and State of New Jersey bounded and described as follows:-

B E G I N N I N G at a point in the former mean high water line of the northerly shore of Navesink or North Shrewsbury River where the same is intersected by the division line between lands now or formerly of Wilhelmina Dobbins and lands of the said RICHARD C. ANNETT, said point being distant South $24^{\circ} 01' 30''$ East, two hundred sixty (260) feet from the center line of Riverside Drive, measured along said division line;

Thence (1) South $24^{\circ} 01' 30''$ East, along the extension of said division line two hundred three and seventeen hundredths (203.17) feet to the Bulkhead Line established by the Board of Commerce and Navigation appointed under the authority of the act entitled "An Act creating a department to be known as the Board of Commerce and Navigation, and vesting therein all the powers and duties now devolved, by law, upon the Board of Riparian Commissioners, the Department of Inland Waterways, the Inspectors of Power Vessels, and the New Jersey Harbor Commission," approved April 8, 1915, and other acts and joint resolutions of the Legislature of said State;

Thence (2) South $80^{\circ} 10' 14''$ East following said Bulkhead Line two hundred fifty-six and fifty-five hundredths (256.55) feet to a point;

Thence (3) North $20^{\circ} 10' 14''$ West binding upon the grant made by the State of New Jersey, May 21, 1928 to Charles E. Annett and Mary E. Annett, his wife, one hundred sixty-seven (167.00) feet to a point;

Thence (4) North $17^{\circ} 30'$ West, still binding upon the grant made by the State of New Jersey, May 21, 1928 to Charles E. Annett and Mary E. Annett, his wife, forty-seven and ten hundredths (47.10) feet to a point in the former mean high water line of the northerly shore of Navesink or North Shrewsbury River, said point being distant South $17^{\circ} 30'$ East, four hundred eighty-four and seventy-nine hundredths (484.79) feet from the center line of Riverside Drive, measured along the division line between lands now or formerly of Charles E. Annett and Mary E. Annett, his wife, and lands of the said RICHARD C. ANNETT;

Thence (5) Westwardly, following said former mean high water line to the place of BEG INNING.

With the right and privilege, under the covenants and conditions of this grant, to exclude the tide-water from so much of the lands above described as lie under tide-water, by filling in or otherwise improving the same, and to appropriate the lands under water above described to his and their exclusive private uses.

And also under like terms, covenants, conditions and limitations, all and singular the lands under water lying between the exterior line for solid filling and the exterior line for piers, as fixed by the Board of Commerce and Navigation appointed under the authority of the act aforesaid, and bounded by the easterly and westerly lines of the first described tract extended southwardly to said pier line; but said land last described is not to be used for any purpose whatsoever except the erection of a pier or piers thereon, underneath which the tide may ebb and flow and no solid filling shall be placed thereon.

Provided, that the State of New Jersey, by its Board of Commerce and Navigation or any other lawful authority, may, from time to time, change the exterior lines for solid filling and piers, and fix the same farther from the shore than formerly, even though such action may affect the lands hereby granted, whenever the State may deem it necessary for its interest so to do; and if such exterior lines shall be placed out farther from the shore than formerly, then the party or parties claiming under this instrument may, within such period as may be fixed by the State, either through said Board of Commerce and Navigation or any other lawful authority, have the exclusive right to apply for and receive a lease or grant of the additional land under water lying between the present exterior lines above described and the new exterior line or lines that may hereafter be fixed, upon payment of such additional rental or compensation, and upon such terms, as shall be fixed by said Board of Commerce and Navigation or other lawful authority, under any present or future law of this State; such additional land to be used for solid filling and for piers respectively as directed by the said Board of Commerce and Navigation or their successors, or other lawful authority, under any present or future law of this State.

And Also Provided, that the State of New Jersey may grant or lease any of the lands of the State lying in front of the exterior line for solid filling or piers mentioned or referred to herein, for the cultivation of oysters or other fish or for any other purpose whatever, provided that such grant or lease shall not operate to interfere with the reasonable use of and access by water to the lands under water hereby granted, and with the free and uninterrupted navigation between said lands under water and the main channel of the said Navesink or North Shrewsbury River.

And Also Provided, that if the said RICHARD C. ANNETT is - - - -

not the owner of the land adjoining the land under water hereby granted, then and in that event this instrument and conveyance, so far as the same binds the State, and all the covenants herein on the part of the State, shall be void as affecting any part or parts of said land which joins land not owned by the said RICHARD C. ANNETT.

And Also Provided, that if the exterior line for solid filling and the exterior line for piers, or either of said lines, now established, or lines that may be hereafter established by the Board of Commerce and Navigation or other lawful authority of the State of New Jersey, shall be hereafter changed by the action of the authorities of the United States Government, and the grantee herein or any party claiming hereunder shall suffer damages, the claim or claims therefor must be made against the authorities of the United States Government, and not against the State of New Jersey.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

To have and to hold all and singular the above granted and described lands under water and premises, subject to the terms, conditions and limitations aforesaid, unto the said

RICHARD C. ANNETT, and to his heirs

and assigns forever.

In Witness Whereof, the said Board of Commerce and Navigation have hereunto respectively set their hands, and these presents have been signed by the Governor, and the Great Seal of the said State has been hereunto affixed and attested by the Secretary of State, this twenty-fourth day of September, in the year nineteen hundred and twenty-eight.

A. HARRY MOORE

Governor,

J. SPENCER SMITH

WILLIAM T. KIRK

AUGUSTUS SMITH

FRANK DORSEY

THOS. H. THROPP

Witness: VICTOR GELINEAU

(THE GREAT SEAL OF THE
STATE OF NEW JERSEY)

JOSEPH F. S. FITZPATRICK
Secretary of State

STATE OF NEW JERSEY, }
COUNTY OF HUDSON. } ss.

Be it Remembered, That on this tenth day of October, nineteen hundred and twenty-eight, before me, the subscriber, a Master in Chancery of New Jersey, personally appeared VICTOR GELINEAU who being by me duly sworn on his oath, saith that he saw J. SPENCER SMITH, WILLIAM T. KIRK, AUGUSTUS SMITH, FRANK DORSEY, THOS. H. THROPP,

the within named Board of Commerce and Navigation, sign and deliver the within deed as their voluntary act, and that he, the said

VICTOR GELINEAU,

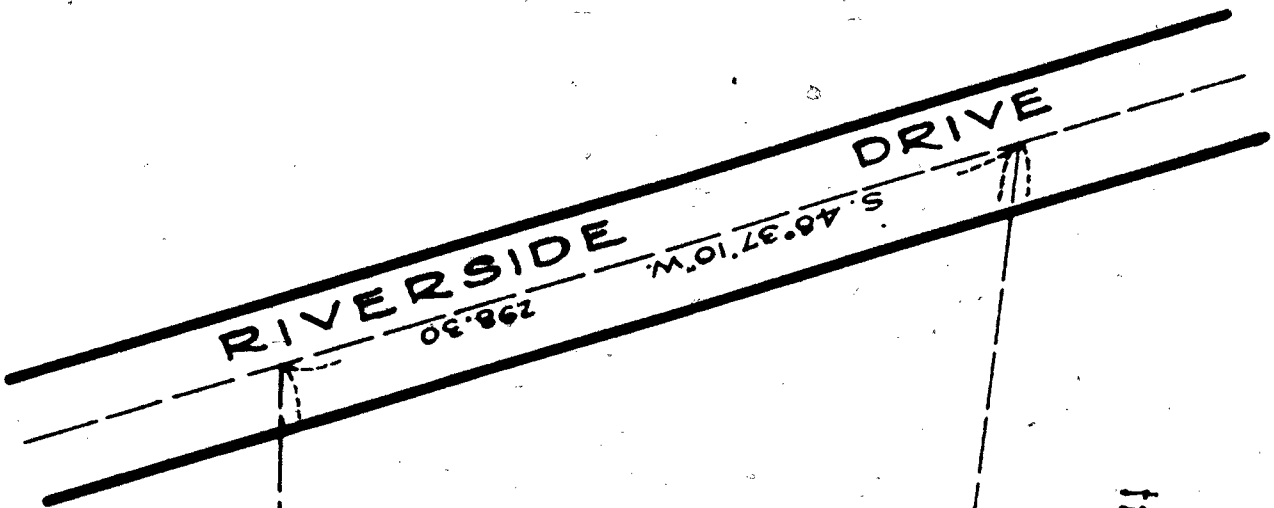
thereupon subscribed his name as an attesting witness thereto.

Sworn and subscribed before me,
at Jersey City, the day and
year aforesaid.

VICTOR GELINEAU

HENRY J. GARDE
Master in Chancery
of New Jersey.

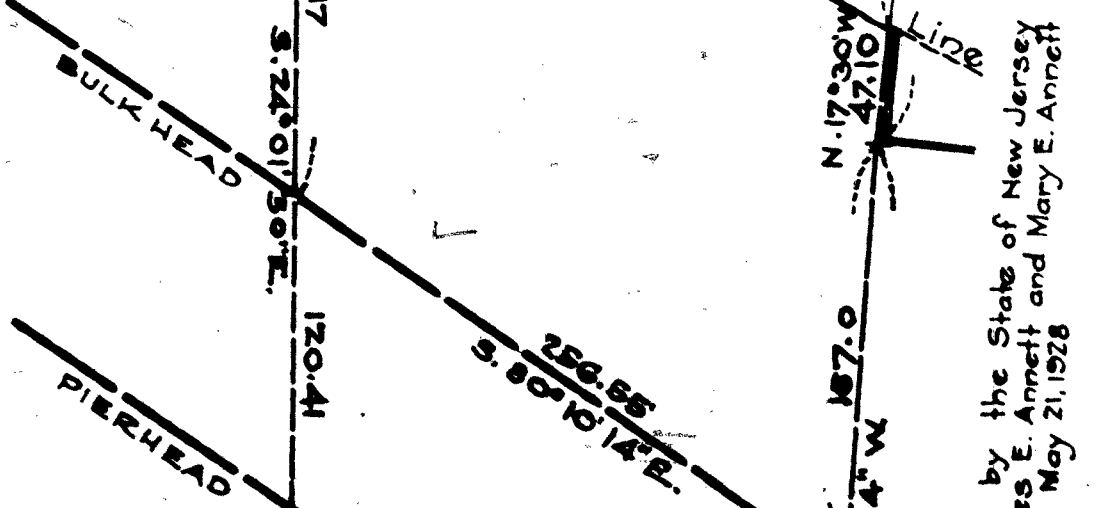
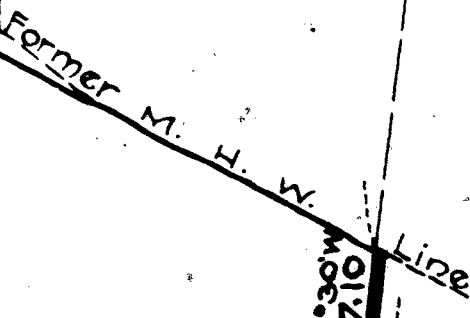
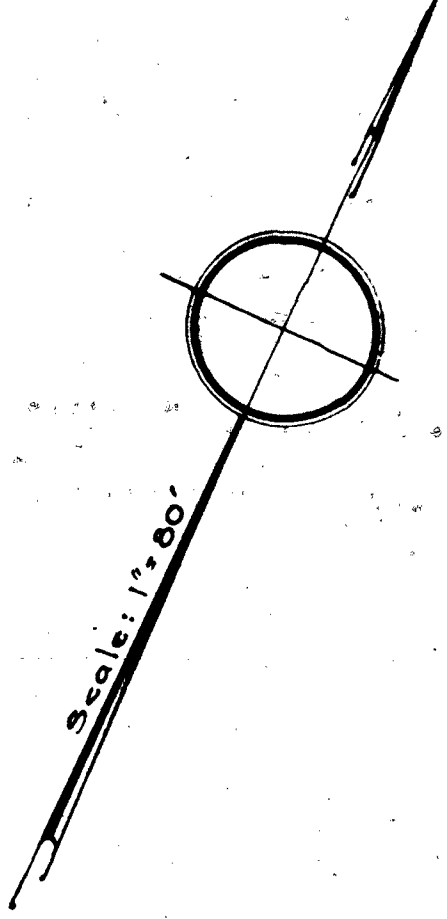
Ch...
4-17-28



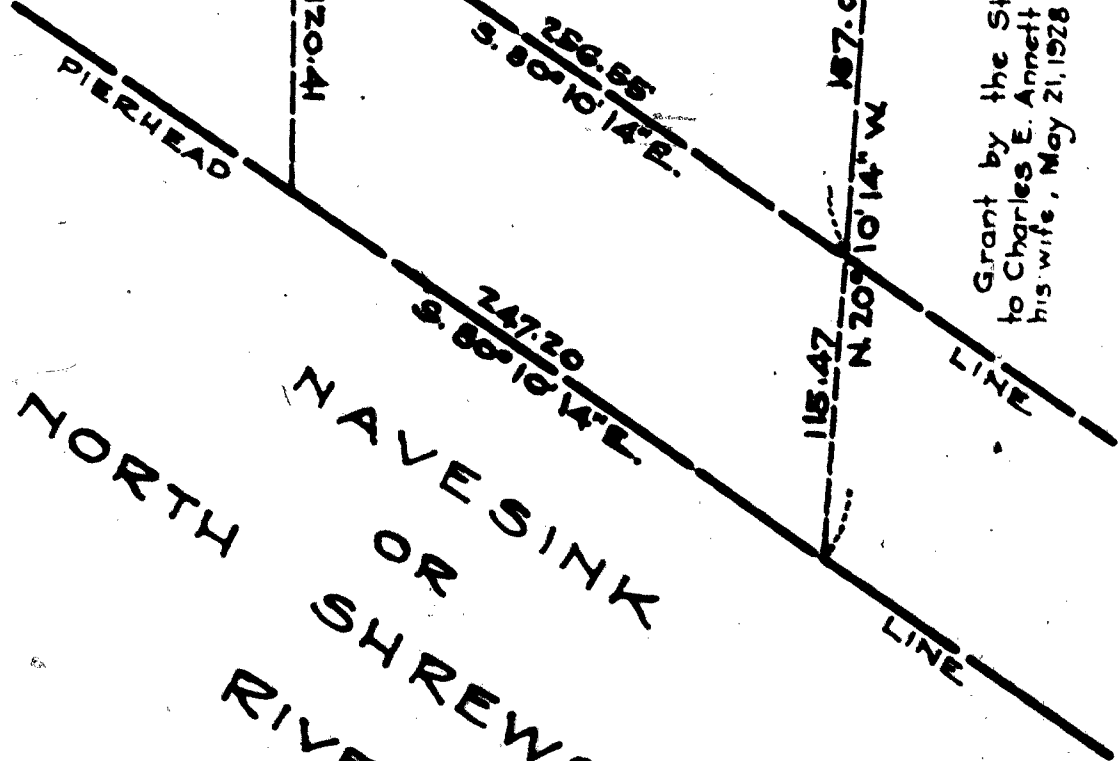
Now or formerly
Wilhelmina Dobbins

RICHARD C. ANNETT

Now or formerly
Charles E. Annett



Grant by the State of New Jersey
to Charles E. Annett and Mary E. Annett
his wife, May 21, 1928



NORTH
OR
SHREWSBURY
RIVER

STATE OF NEW JERSEY
BOARD OF COMMERCE AND NAVIGATION
MAP SHOWING
LANDS UNDER TIDEWATER SITUATE
IN THE TOWNSHIP OF MIDDLETOWN IN THE
COUNTY OF MONMOUTH
GRANTED TO
RICHARD C. ANNETT
SEPTEMBER 24, 1928
Victor Beliveau
DIRECTOR AND CHIEF ENGINEER.