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 the Tidelands Report.

The WTG Tidelands Report is insured. The report includes ‘visual verification’ with the following map overlays:
- Property Boundaries
- Aerial Photography
- Street Maps
- Tidelands Boundaries
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
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.

[Signature]

Western Technologies Group LLC
360 East Main Street
Somerville, NJ 08876
WTG# 8838611-9020471-ASY
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:

<table>
<thead>
<tr>
<th>Recipient</th>
<th>Date</th>
<th>Liber Book</th>
<th>Page</th>
<th>File#</th>
<th>Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRANT TO RICHARD C ANNETT</td>
<td>9/24/28</td>
<td>P-1</td>
<td>313</td>
<td>282 75</td>
<td></td>
</tr>
</tbody>
</table>

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

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.
<table>
<thead>
<tr>
<th>Property Location</th>
<th>Assessment Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>452 NAVESINK RIVER RD, Red Bank 07701-6349</td>
<td>Class: Class: 2 - Residential</td>
</tr>
<tr>
<td>1332 (Midletown Township), Block: 1043, Lot: 61 (Old Block: 460, Old Lot: 17)</td>
<td>Total Value: $5,164,400.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Sale Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class: Class: 2 - Residential</td>
<td>Date: 06/20/2014</td>
</tr>
<tr>
<td>Total Value: $5,164,400.00</td>
<td>452 NAVESINK RIVER RD</td>
</tr>
<tr>
<td>Land Value: $1,755,000.00</td>
<td>Price: $5,125,000.00</td>
</tr>
<tr>
<td>Improvement Value: $3,409,400.00</td>
<td>Ratio: 1.01%</td>
</tr>
<tr>
<td>% Improvement: 66.02</td>
<td>Red Bank, NJ 07701-6349</td>
</tr>
<tr>
<td>Acreage: N/A</td>
<td>Previous Owner:</td>
</tr>
<tr>
<td>Special Tax Codes:</td>
<td>Deed Book: 09071</td>
</tr>
<tr>
<td>Deductions: Senior() Veteran() Surv. Spouse() Disabled()</td>
<td>Deed Page: 03016</td>
</tr>
<tr>
<td>Zoning: Usage:</td>
<td></td>
</tr>
<tr>
<td>Year Constructed: 1999</td>
<td></td>
</tr>
<tr>
<td>Use Code: 0</td>
<td></td>
</tr>
<tr>
<td>Exemption: 0</td>
<td></td>
</tr>
<tr>
<td>2015 Rate: 2.136; 2015 Ratio: 100.0%; 2015 Taxes: $107,611.68</td>
<td></td>
</tr>
<tr>
<td>2016 Rate: 2.131; 2016 Ratio: 100.0%; 2016 Taxes: $108,227.09</td>
<td></td>
</tr>
<tr>
<td>2017 Rate: N/A; 2017 Ratio: 97.62%; 2017 Taxes: $0.00</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Owner</th>
<th>Latest Sales Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>GALIANO, PAUL A &amp; NOREEN A</td>
<td>Recorded: 07/01/2014</td>
</tr>
<tr>
<td>452 NAVESINK RIVER RD</td>
<td>Sales Price: $5,125,000.00</td>
</tr>
<tr>
<td>Red Bank, NJ 07701-6349</td>
<td>Recorded: 08/07/2004</td>
</tr>
<tr>
<td>Ratio: 1.01%</td>
<td>Sales Price: $6,575,000.00</td>
</tr>
<tr>
<td>Previous Owner:</td>
<td>Sales Date: 06/20/2014</td>
</tr>
<tr>
<td>Deed Book: 09071</td>
<td>Use Code:</td>
</tr>
<tr>
<td>Deed Page: 30160</td>
<td>Use Code:</td>
</tr>
<tr>
<td>Not Usable:</td>
<td>Not Usable:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Buyer</th>
<th>Buyer</th>
</tr>
</thead>
<tbody>
<tr>
<td>GALIANO, PAUL A &amp; NOREEN A</td>
<td>LEVY, DAVID M &amp; STACEY D</td>
</tr>
<tr>
<td>452 NAVESINK RIVER RD</td>
<td>452 NAVESINK RIVER RD</td>
</tr>
<tr>
<td>Red Bank, NJ 07701-6349</td>
<td>Red Bank, NJ 07701-6349</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Seller</th>
<th>Seller</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVY, DAVID M &amp; STACEY D</td>
<td>MASSA, RALPH SR., &amp; BEATRICE</td>
</tr>
<tr>
<td>452 NAVESINK RIVER RD</td>
<td>130 MAPLE AVE.</td>
</tr>
<tr>
<td>Red Bank, NJ 07701-6349</td>
<td>Red Bank, NJ 07701-1734</td>
</tr>
</tbody>
</table>
The State of New Jersey:

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

Greetings:

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 Navesink 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 hereinabove 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 interests 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,

in 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:—
BEGINNING 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 Bobbins and lands of the said RICHARD C. ANNETT, saidpoint
being distant South 24° 01' 30" East, two hundred sixty (260) feet from
the center line of Riverside Drive, measured along said division line;

Thence (1) South 24° 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° 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° 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° 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°
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 BEGINNING.
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 use.

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. ANNERT 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. ANNERT.

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. ANNERT, 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.

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, said 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 of 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.

HENRY J. GABE
Master in Chancery of New Jersey.

VICTOR GELINEAU