

REPORT ON THE PROPOSED SALE OF PRESERVED
FARMLAND PROPERTY
BY
THE COUNTY OF OCEAN
IN THE
TOWNSHIP OF PLUMSTED,
COUNTY OF OCEAN

Block 77, Lot 38.02
Plumsted Township



Prepared by: Ocean County Planning Department
September 2025

STATUTORY REFERENCES

Under N.J.S.A 40A:12-13(a), the governing body of any county by resolution may sell any real property, capital improvement or personal property, or interests therein, not needed for public use, as set forth in the resolution or ordinance authorizing the sale by open public sale at auction to the highest bidder after advertisement thereof in a newspaper circulating in the municipality or municipalities in which the lands are situated, by two insertions at least once a week during two consecutive weeks, the last publication to be not earlier than seven days prior to such sale.

RATIONALE FOR CONVEYANCE

On February 11, 2022 the County of Ocean (“County”) acquired property known as Block 77, Lot 38.02 in the Township of Plumsted under the Ocean County Natural Lands Trust Fund for farmland preservation. Subsequently on August 6, 2025 the County recorded a farmland preservation easement restricting 98.33 acres to farmland and providing an additional 1 acre non-severable exception area for a future residential structure.

The conveyance of the aforementioned easement to the County of Ocean resulted in preservation of the Property for farmland so that it is not necessary for County to hold the remaining fee simple interest in the land. Accordingly, the County does hereby determine that a fee simple interest in the property set forth in Schedule A is no longer needed for public use.

A general location map of the property is attached as Figure 1. An aerial map of the property is attached as Figure 2.

The property will remain as preserved farmland after the sale is completed.

Description of the Property

The property consists of 99.44 acres located at 91 W. Colliers Mills Road in Plumsted Township. The central portions of the property are impacted by wetlands associated with a Beaver Dam Brook tributary and an open water pond.

The easement property restricts 98.33 acres to farmland and provides an additional 1 acre non-severable exception area for a future residential structure. 0.111 acres were also accepted out from the easement for potential future road projects as the property is located on County Route 640. The property currently contains 83.30 tillable acres with the balance in woodlots and wooded wetlands. It is comprised of 91% Prime and Statewide soils as fine sandy loam is found throughout the property.

ADVANTAGES AND DISADVANTAGES

Sale of the property will return the preserved farmland to private ownership. The County will remain responsible for monitoring and ensuring the farmland easement is being adhered to. Sale of the property would remove the administrative burden from the County and return the property back onto the Plumsted Township tax rolls. The purchaser of the property will be responsible for retaining the agricultural use of the property.

There are no known disadvantages to the sale of these properties.

ENVIRONMENTAL ASSESSMENT

Assessment of Environmental Impact and Impact on Plants and Endangered and Non-Game Species

The proposed sale will not change the nature of the properties as farmland. The County is not aware of the presence of any threatened or endangered species. According to NJDEP GeoWeb, the property is historically agricultural and is surrounded by deciduous forest.

ECONOMIC ASSESSMENT

The County acquired the properties in fee on February 11, 2022 from Miu Wan Eng, et al. for \$3,340,000.00. The sale also included Block 82, Lot 1.12 known as the Huie Farm South.

On August 6, 2025 the County recorded a permanent farmland preservation easement on Block 77, Lot 38.02.

The sale of the property by auction will allow the County to recuperate the balance of the land value and return it to the Ocean County Natural Lands Trust Fund account for additional preservation activities.

The property has been tax exempt with the Township of Plumsted since January 1, 2023. Sale for private ownership would allow for the properties to be returned to the Township tax roll.

There are no known economic disadvantages to the sale of these properties.

FIGURES AND APPENDICES

Figure 1	General Location Map
Figure 2	Aerial Map of Property
Figure 3	Landscape Mapping for Property
Figure 4	Map of Surface Waters and Wetlands for Property
Figure 5	Ocean County Board of Chosen Freeholders Resolution Authorizing Acquisition, Dated August 5, 2020.
Figure 6	Deed from Miu Wan Eng, Trustee to County of Ocean for Block 77, Lot 38.02 and Block 82, Lot 1.12, Recorded February 11, 2022.
Figure 7	Map of Farmland Preservation Easement prepared by Van Cleef Engineering Associates last revised on August 20, 2024.
Figure 8	Deed of Easement to County of Ocean for Block 77, Lot 38.02 filed August 6, 2025
Figure 9	Ocean County Board of Commissioners Resolution Authorizing the Sale of the Permanently Preserved Properties, Dated September 17, 2025
Figure 10	Public Hearing Notice

PUBLIC HEARINGS

In accordance with N.J.S.A 40A:12-13 et. seq., a public hearings on the proposed sale are scheduled as follows:

A public hearing on the proposed sale of the property:

October 23, 2025 at 1:00 PM
Plumsted Municipal Court Room
New Egypt Town Hall
121 Evergreen Road, New Egypt, NJ 08533
(609) 758-2241

A 2nd public hearing on the proposed sale will be held:

November 6, 2025 at 1:00 PM
3rd Floor Conference Room
129 Hooper Avenue
Toms River, NJ 08753
(732) 929-2054

CONTACT INFORMATION

For further information, please contact:

Tim Gleason, Assistant Planner
Ocean County Department of Planning
PO Box 2191
Toms River, NJ 08754-2191
(732) 929-2054
tgleason@co.ocean.nj.us

DISTRIBUTION LIST

Robert Bowen, Mayor, Township of Plumsted

Jennifer Whitham, Clerk, Township of Plumsted

John Catalano, Clerk, County of Ocean

Michelle Gunther, Clerk of the Board, County of Ocean

Figure 1 General Location Map

Figure 1 is a general location map showing the study area within the context of the surrounding region. The map includes the following details:

• The study area is highlighted in red.

• The map shows the location of the study area relative to the surrounding region.

• The map includes a scale bar and a north arrow.

• The map is titled "General Location Map".

• The map is labeled with the following information:

• Study Area

• Surrounding Region

• Scale Bar

• North Arrow

• Title: General Location Map

• Labels: Study Area, Surrounding Region

• Scale: 1:100,000

• Date: 2023

• Author: [Name]

• Institution: [Institution]

• Project: [Project]

• Contact: [Contact]

• Website: [Website]

• Email: [Email]

• Phone: [Phone]

• Fax: [Fax]

• Address: [Address]

• City: [City]

• State: [State]

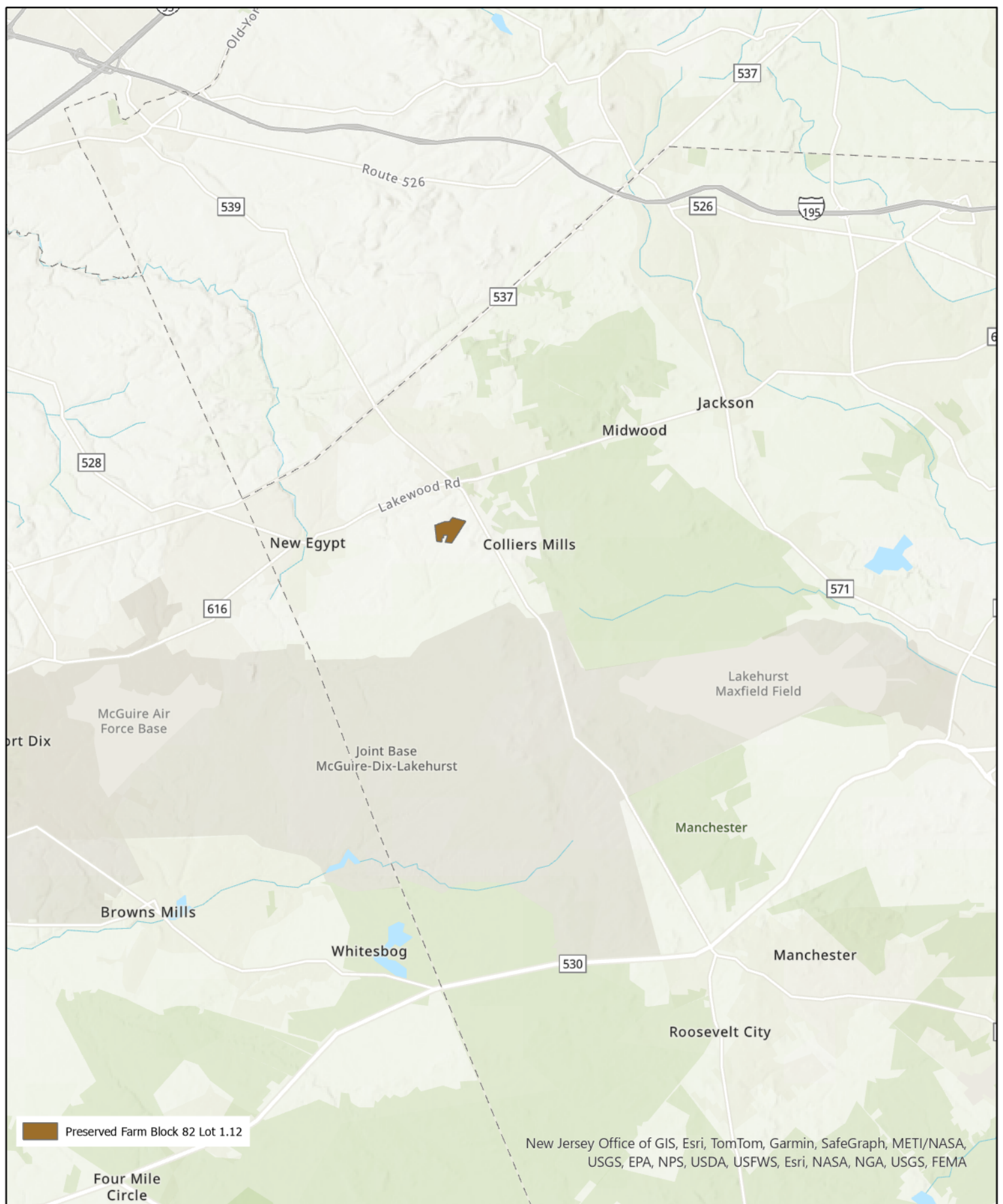
• Country: [Country]

• Zip: [Zip]

• Postcode: [Postcode]

• Latitude: [Latitude]

• Longitude: [Longitude]



PRESERVED FARM AUCTION PLUMSTED TWP BLOCK 82 LOT 1.12


0 5,000 10,000 20,000 Feet


Date: 09/03/24
 Creator: Ocean County Department of Planning GIS
 Contact: (732) 929-2054



Figure 2 Aerial Map of Property




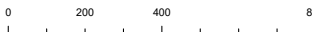
 Farm Boundary

 Exception Area

W Colliers Mills Rd




BLOCK 82 LOT 1.12
PLUMSTED TOWNSHIP



Date: 03/31/25
Creator: Ocean County Department of Planning GIS
Contact: (732) 929-2054

Figure 3 Landscape Mapping for Property


Data Source: <https://dep.nj.gov/njfw/conservation/new-jerseys-landscape-project/>


 Farm Boundary


 Exception Area


Pinelands Landscape v 3.4


Rank

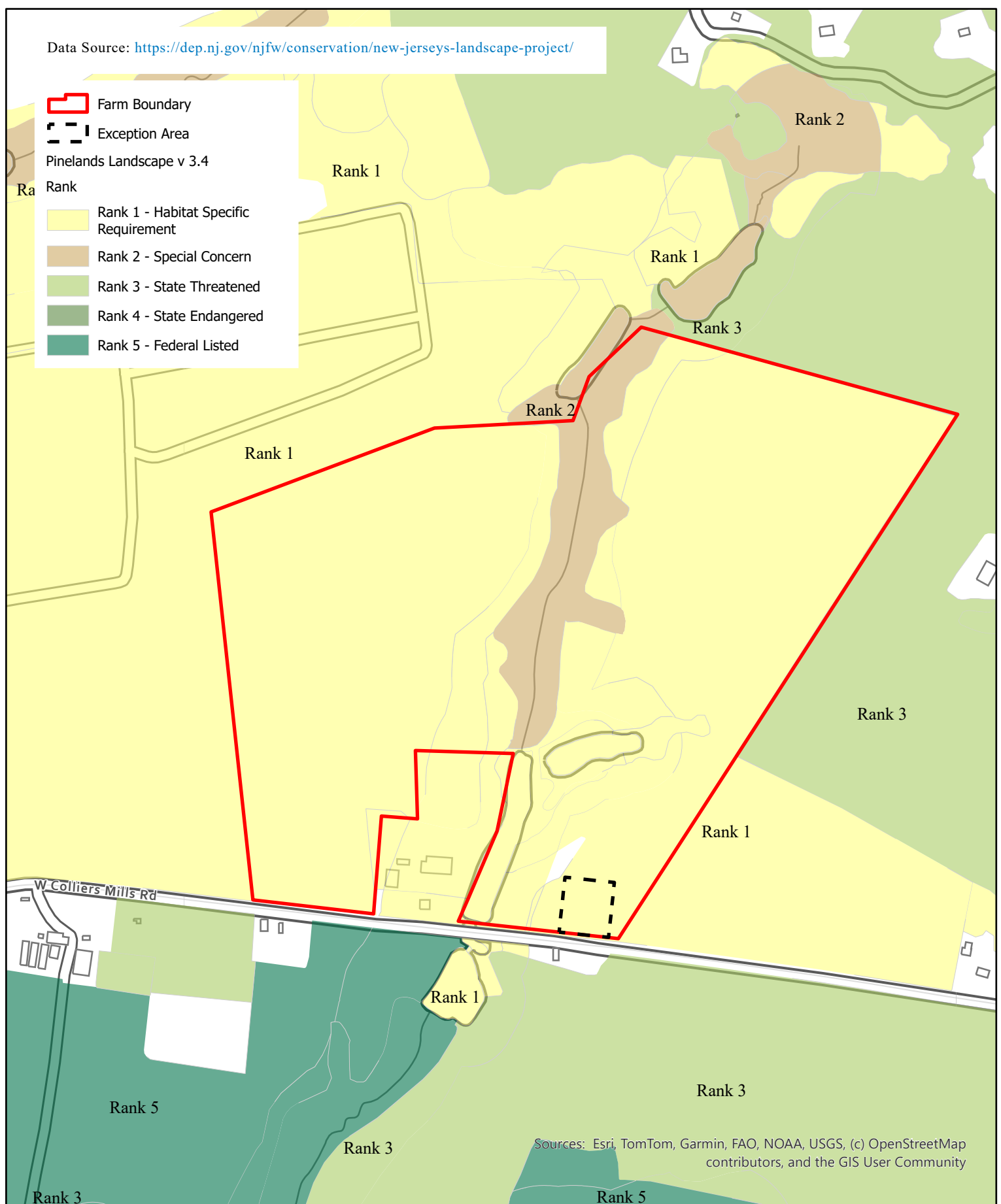
 Rank 1 - Habitat Specific Requirement

 Rank 2 - Special Concern

 Rank 3 - State Threatened

 Rank 4 - State Endangered

 Rank 5 - Federal Listed



BLOCK 82 LOT 1.12
PLUMSTED TOWNSHIP

0 200 400 800 Feet

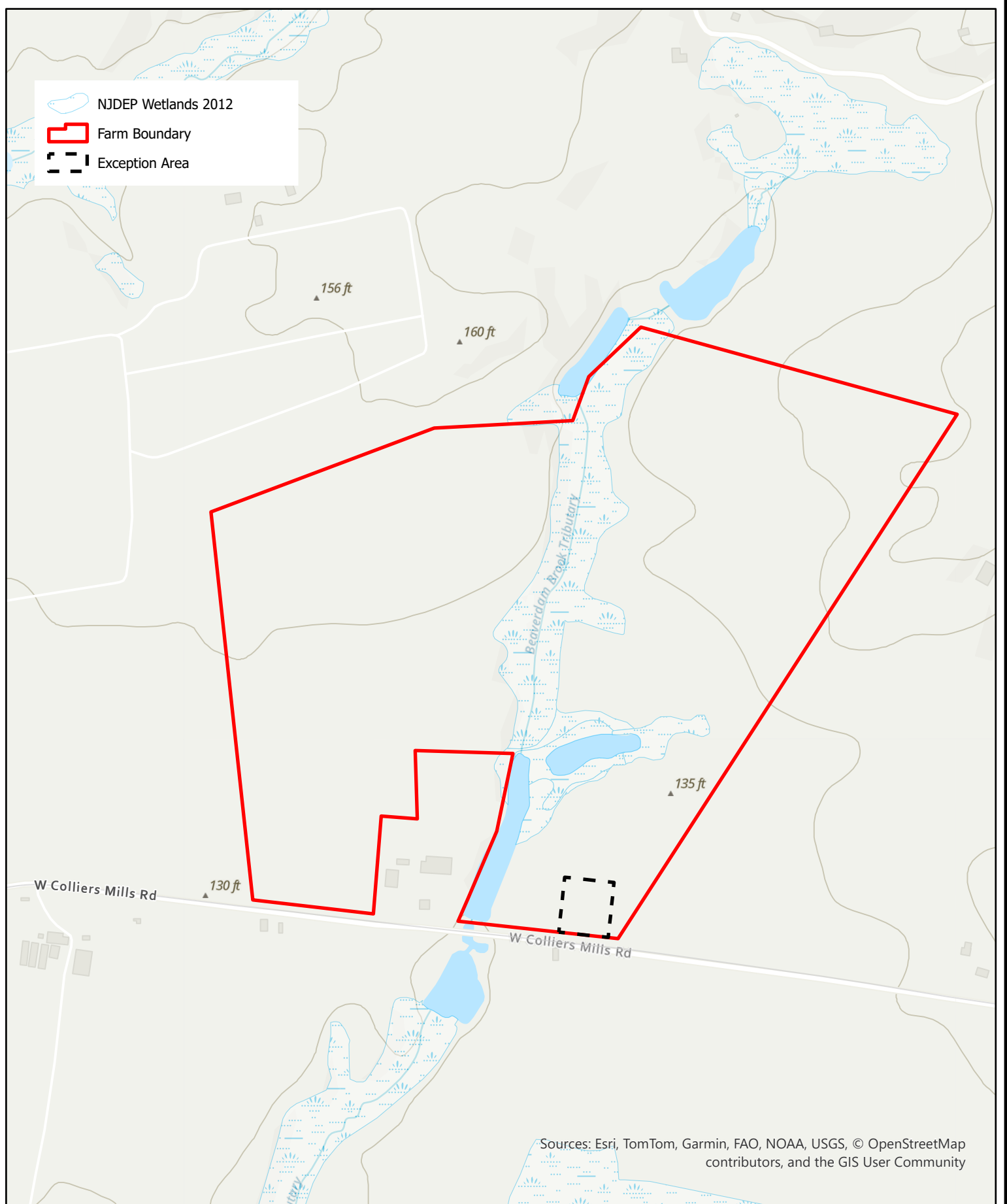
Date: 03/31/25

Creator: Ocean County Department of Planning GIS

Contact: (732) 929-2054



Figure 4 Map of Surface Waters and Wetlands for Property



BLOCK 82 LOT 1.12
PLUMSTED TOWNSHIP

0 200 400 800 Feet

Date: 03/31/25
Creator: Ocean County Department of Planning GIS
Contact: (732) 929-2054



Figure 5

**Ocean County Board of Chosen Freeholders
Resolution Authorizing Acquisition, Dated
August 5, 2020**

RESOLUTION

August 5, 2020

WHEREAS, the voters of Ocean County authorized the Ocean County Natural Lands Trust Fund to provide funds for the acquisition and preservation of natural lands, open spaces and farmland; and

WHEREAS, the Ocean County Agriculture Development Board provides recommendations for farmland preservation; and

WHEREAS, the Ocean County Agriculture Development Board has identified the property known as Block 77, part of Lot 38 and Block 82, Lot 1.12 totaling approximately 198.66 acres located in the Township of Plumsted as target farm within its Comprehensive Farmland Management Plan; and

WHEREAS, the Ocean County Natural Lands Trust Fund Advisory Committee also reviews farmland acquisitions and supports this recommendation; and

WHEREAS, two professional appraisals have been completed to establish the fair market value of the property; and

WHEREAS, the County of Ocean would acquire the property for an amount not to exceed \$3,340,000.00 of equivalent land value of the property; and

WHEREAS, the State Agriculture Development Committee may reimburse the County of Ocean for part of a development easement value; and

WHEREAS, a public hearing on the proposed acquisition was conducted by the Board of Chosen Freeholders on August 5, 2020 as required by PL 1997, c24.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CHOSEN FREEHOLDERS OF THE COUNTY OF OCEAN, STATE OF NEW JERSEY as follows:

1. It accepts the recommendation of the Ocean County Natural Lands Trust Fund Advisory Committee and the Ocean County Agriculture Development Board to participate in the fee-simple acquisition of the property identified as Block 77, part of Lot 38 and Block 82, Lot 1.12 in the Township of Plumsted.
2. It authorizes the acquisition price not to exceed \$3,340,000.00 plus up to \$2,700.00 for property tax adjustments as necessary from the Ocean County Natural Lands Trust Fund, Account Number 225-155-0151.

BE IT FURTHER RESOLVED THAT

1. The proper officers of the Board are authorized and directed to sign all necessary documents in order to effectuate these purchases.
2. The offices of Ocean County Counsel and County Administrative staff are hereby authorized to take all actions necessary to consummate this transaction and have the fully executed Deeds or Easements recorded in the County Clerk's Office.
3. The Board is authorized to pursue any and all grants available for this purchase and execute the applicable grant agreements.

RESOLUTION: *August 5, 2020*

4. The Township of Plumsted has supported this acquisition by resolution.
5. Copies of this Resolution shall be made available to the County Administrator; County Planning Director; County Finance Director; County Auditor; County Counsel; County Natural Lands Trust Fund Advisory Committee; County Agriculture Development Board; and the Township of Plumsted.

Figure 6

**Deed from Miu Wan Eng, Trustee to County of
Ocean for Block 77, Lot 38.02 and Block 82, Lot
1.12, Recorded February 11, 2022**



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

SCOTT M. COLABELLA
OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com



INSTR ÷ 2022020143
OR BK 18911 PG 1002
RECORDED 02/16/2022 08:58:04 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

02/14/2022
11

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

DEED

COUNTY OF OCEAN	
CONSIDERATION	3,340,000
REALTY TRANSFER FEE	111.02
DATE	2/16/22 BY AL

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)

Miu Wan Eng, as Trustee under the Mui Wan Eng Living Trust
Kee Huie, as Trustee under the Wing Wah H Revocable Trust
Su Cam Huie, as Trustee under the Wing Wah W Revocable Trust

SECOND PARTY NAME: (Enter Last Name, First Name)

COUNTY OF OCEAN

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS:

Laura M. Benson, Esq
County Counsel - BSK&B
InterCounty mail
212 Hooper
Toms River, NJ

AL 14 no fee

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 77

LOT: 38.02

MUNICIPALITY: (Select Municipality from Drop-Down Box)

PLUMSTED

CONSIDERATION: \$ 3,340,000.00

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street Address 101 Hooper Avenue Town Toms River State NJ Zip 08753

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:

ORIGINAL PAGE:

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by: John A. Rentschler
John A. Rentschler Esq.

COUNTY OF OCEAN	
CONSIDERATION	3,340,000
REALTY TRANSFER FEE	18,100
DATE	2/14/22 BY

DEED

This Deed is made on this 11 day of February, 2022, and delivered on February 14, 2022.

BETWEEN Miu Wan Eng, Trustee, or her successors in trust, under the Miu Wan Eng Living Trust dated September 22, 2003, and Kee Huie, Trustee or his successors in trust, under the Wing Wah H Revocable Trust established November 27, 2000, and Su Cam Hui, Trustee or her successors in trust, under the Wing Wah W Revocable Trust established November 27, 2000, as joint tenants in common in equal shares,

whose post office address is 91 W. Colliers Mills Road, New Egypt, New Jersey 08533 referred to as the Grantor,

AND County of Ocean, a public corporation of the State of New Jersey,

whose post office address is 101 Hooper Avenue, Toms River, New Jersey 08533 referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **THREE MILLION THREE HUNDRED FORTY THOUSAND AND 00/100 (\$3,340,000.00) DOLLARS.**

The Grantor acknowledges receipt of this money.

Tax Map Reference.	(N.J.S.A. 46:15-1.1)	County of Ocean
Block No. 77	Lot No. 38.02	Account No.

Property. The Property consists of the land and all the buildings and structures on the land in the Township of Plumsted, County of Ocean and State of New Jersey. The legal description is:

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Plumsted Township, Ocean County, and State of New Jersey being more particularly described as follows:

Beginning at a point in the northerly line of Colliers Mills Road (ROW varies, 40' from centerline) said point being where same is intersected by the division line between lots 38.02 and 7.02, and running thence;

1. Along said northerly line of Colliers Mills Road, North 83 degrees 51 minutes 12 seconds West, 612.34 feet to a point; thence
2. Continuing along same, North 83 degrees 23 minutes 52 seconds West, 29.76 feet to a point; thence
3. Along the division line between lots 38.01 & 38.02, North 22 degrees 49 minutes 37 seconds East,

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Miu Wan Eng, Trustee, or her successors in trust, under the Miu Wan Eng Living Trust dated September 22, 2003

Current Street Address

5 Endicott Lane

City, Town, Post Office

West Windsor

State

NJ

ZIP Code

08550

Property Information

Block(s)

77

Lot(s)

38.02

Qualifier

Street Address

91 West Colliers Mill Road

City, Town, Post Office

Plumsted

State

NJ

ZIP Code

08533

Seller's Percentage of Ownership

50.4%

Total Consideration

\$3,340,000.00

Owner's Share of Consideration

1,670,000.00

Closing Date

Feb 14, 2022

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.

02-11-2022

Date

Miu Wan Eng

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

WING WAH H REVOCABLE TRUST ESTABLISHED NOVEMBER 27, 2000

Current Street Address

74 WHITEHALL ROAD

City, Town, Post Office

HAMILTON SQUARE

State

NJ

ZIP Code

08690

Property Information

Block(s)

77

Lot(s)

38.02

Qualifier

Street Address

91 West Colliers Mill Road

City, Town, Post Office

New Egypt

State

NJ

ZIP Code

08533

Seller's Percentage of Ownership

25%

Total Consideration

3,340,000.00

Owner's Share of Consideration

807,500.00

Closing Date

Feb 14, 2022

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.
8. ☐ 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.
9. ☐ 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.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ 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.
12. ☐ 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.
13. ☐ The property transferred is a cemetery plot.
14. ☐ 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.
15. ☐ 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.
16. ☐ 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.

Kee Huie

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

WING WAH W REVOCABLE TRUST ESTABLISHED NOVEMBER 27, 2000

Current Street Address

74 WHITEHALL ROAD

City, Town, Post Office

HAMILTON SQUARE

State

NJ

ZIP Code

08690

Property Information

Block(s)

77

Lot(s)

38.02

Qualifier

Street Address

91 West Colliers Mill Road

City, Town, Post Office

New Egypt

State

NJ

ZIP Code

08533

Seller's Percentage of Ownership

25%

Total Consideration

3,340,000.00

Owner's Share of Consideration

807,500.00

Closing Date

Feb 14, 2022

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.

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(P.L.1968, c. 49, as amended through P.L. 2006, c. 33) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY

Monmouth

SS. County Municipal Code
1524

MUNICIPALITY OF PROPERTY LOCATION Plumsted Township

FOR RECORDER'S USE ONLY
Consideration \$ 3,340,000
RTF paid by seller \$ ~~2110.00~~
Date 2/10/22 By ~~dl~~

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

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

Deponent, Miu Wan Eng, Trustee, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Grantor in a deed dated February, 2022, transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 77 Lot number 38.02 located at

91 W. Colliers Mills Road, New Egypt

(Street Address, Town)

(2) CONSIDERATION \$ 3,340,000.00 (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:

(See 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 (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 as amended through P.L. 2004, c. 66 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

This conveyance is being made to the County of Ocean which is a 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 P.L. 1975, c. 176, P.L. 2004, c. 113 and P.L. 2004, c. 66 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 and #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 P.L. 1968, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me
this 11th day of FEB., 20 22

Miu Wan Eng
Signature of Deponent

Miu Wan Eng
Grantor Name

5 Endicott Lane, West Windsor, New Jersey 08550.

5 Endicott Lane, West Windsor, New Jersey 08550.

Deponent Address

Grantor Address at Time of Sale

xxx-xx-x 3.894

Sonnenblick Mehr & Licata P.C.

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

PETER G. LICATA

Attorney at Law
State of New Jersey

FOR OFFICIAL USE ONLY
Instrument Number _____ County Ocean
Deed Number _____ Book _____ Page _____
Deed Dated 2/10/22 Date Recorded 2/10/22

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 08695-0251

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 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 of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY

OCEAN

SS. County Municipal Code
1524

MUNICIPALITY OF PROPERTY LOCATION

Plumsted Township

FOR RECORDER'S USE ONLY

Consideration

\$ 3,340,000

RTF paid by buyer

\$ 20000

Date 2/10/22

By

2/10/22

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

XXX-XX-X 9 5 4

Last three digits in grantee's Social Security Number

Deponent, Laura M. Benson, Esq., being duly sworn according to law upon his/her oath, (Name)

deposes and says that he/she is the Legal Representative in a deed dated Feb 14, 2022 transferring (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 77 Lot number 38.02 located at

Colliers Mills Road, Plumsted Twp (Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$ 3,340,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- ☒ Class 2 - Residential ☐ Class 4A - Commercial properties (if checked, calculation in (E) required below)
☒ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property ☐ Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- ☒ Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- ☐ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class \$ + % = \$
Property Class \$ + % = \$
Property Class \$ + % = \$
Property Class \$ + % = \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ + % = \$

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

(3) TOTAL EXEMPTION FROM FEE (See 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(B) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 14th day of February, 2022.

Signature of Deponent

212 Hooper Avenue, Toms River, NJ

Deponent Address

The County of Ocean

Grantee Name

101 Hooper Ave., Toms River

Grantee Address at Time of Sale

Berry, Sahradnik, Kotzas & Benson, PC

Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Dated 2/10/22 Date Recorded 2/10/22

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml

392.59 feet to a point; thence along said division line the following (5) courses:

4. North 12 degrees 08 minutes 56 seconds East, 311.00 feet to a concrete monument set; thence
5. North 88 degrees 30 minutes 43 seconds West, 400.00 feet to a concrete monument set; thence
6. South 11 degrees 58 minutes 44 seconds East, 266.00 feet to a concrete monument set; thence
7. North 85 degrees 34 minutes 46 seconds West, 134.00 feet to a concrete monument set; thence
8. South 04 degrees 25 minutes 14 seconds West, 393.00 feet to a concrete monument set; thence
9. Along said northerly line of Colliers Mills Road, North 83 degrees 23 minutes 52 seconds West, 484.07 feet to a point; thence
10. Along the division line between lots 38 and 39, North 06 degrees 08 minutes 07 seconds West, 1,554.67 feet to a stone found; thence
11. Along the division line between lots 38 and 40, North 69 degrees 24 minutes 48 seconds East, 951.30 feet to a stone found; thence along said division line the following three (3) courses:
12. North 86 degrees 54 minutes 48 seconds East, 551.76 feet to a concrete monument found; thence
13. North 20 degrees 24 minutes 48 seconds East, 178.66 feet to a point; thence
14. North 45 degrees 33 minutes 08 seconds East, 289.09 feet to a point; thence
15. Along the division line between lots 38 and 37.01, South 74 degrees 25 minutes 22 seconds East, 307.76 feet to a concrete monument found; thence
16. Along the division line between lot 38 and lots 36 and 96, South 74 degrees 40 minutes 52 seconds East, 1000.06 feet to a stone found; thence
17. Along the division line between lots 38 and 39, South 31 degrees 33 minutes 58 seconds West, 264.34 feet to a stone found; thence
18. Along the division line between lot 38 and lots 7.02, 16, 17, & 18, South 33 degrees 02 minutes 18 seconds East, 1,220.58 feet to the point and place of Beginning.

This description is in accordance with a survey made by Joseph Canada PLS NJ dated 12/27/2021.

FOR INFORMATIONAL PURPOSES ONLY:

BEING premises No. 91 West Colliers Mill Road.

BEING Part of Tax Block: 77, Tax Lots: 38 & 38Q farm (add'l Block 82, Lot 1.12), now known as New Lot 38.02.

SUBJECT TO any and all easements, conditions, agreements and restrictions of record, if any, and such state of facts as an accurate survey of the Property may reveal.

BEING A PORTION OF THE SAME PREMISES conveyed to:

1) Kee Huie, Trustee, or his successors in trust, under the Wing Wah H Revocable Trust established November 27, 2000 and Su Cam Huie, Trustee or her successors in trust, under the Wing Wah W Revocable Trust established November 27, 2000 as joint tenants in common in equal shares (only as to their interest in the property) by the following two (2) deeds:

a) from Kee Huie and Su Cam Huie, his wife, dated 06/26/2001, recorded 7/31/2001 in OR Book 10463 Page 422 (Tax Block 82, Lot 1.12);

b) from Kee Huie and Su Cam Huie, his wife, dated 06/26/2001, recorded 7/31/2001 in OR Book 10463 Page 427 (Tax Block 77, Lot 38 & Tax Block 82, Lots 3 & 4); and

2) Miu Wan Eng, Trustee, or her successors in trust, under the Miu Wan Eng Living Trust dated September 22, 2003, by the following two (2) deeds:

a) from Miu Wan Eng, widow, dated 9/22/2003 recorded 10/20/2003 in OR Book 11730 Page 229 (Block 82 Lot 1.12); and

b) from William Eng (deceased) and Miu Wan Eng, his wife, dated 9/22/2003, recorded 10/30/2003, in the Ocean County Clerk/Register's Office in OR Book 11750 Page 582 (Tax Block 77, Lot 38 & Tax Block 82, Lots 3 & 4).

PREVIOUSLY:

a) Miu Wan Eng, widow, and Kee Huie and Su Cam Huie, his wife, by Deed from Lawrence E. Bathgate, II, Chaim Melcer and Joseph Kalb, dated 01/29/1993, recorded 2/10/1993 in Deed Book 5042 Page 153 (Tax Block 82, Lot 1.12);


b) William Eng and Miu Wan Eng, his wife and Kee Huie and Su Cam Huie, his wife, by Deed from Estate of John Kotan, deceased, by Charles Kotan and Irene Fiscor, Co-Executors of the Estate of John Kotan, dated 11/7/1983, recorded 01/05/1984 in Deed Book 4176 Page 71 (Tax Block 77, Lot 38 & Tax Block 82 Lots 3 & 4); William Eng died on 1/5/1992, leaving Miu Wan Eng as surviving spouse.

c) Deed of Consolidation to Miu Wan Eng, widow, wife of Willim B. Eng, deceased and Kee Huie and Su Cam Huie, husband and wife, by Deed from Miu Wan Eng, widow, wife of William B. Eng, deceased; and Kee Huie and Su Cam Huie, husband and wife, dated 01/29/1993, recorded 2/10/1993 in Deed Book 5042 Page 158 (Consolidates tracts in Deed Book 4176 Page 71 and Deed Book 5042 Page 153).

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. 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).

Signatures. The Grantors sign this Deed as of the date at the top of the first page. (Print name below each signature).

Witness:


Name: **PETER G. LICATA**

Attorney at Law
State of New Jersey

Witness:

Miu Wan Eng Living Trust

By: Miu Wan Eng
Miu Wan Eng, Trustee

Wing Wah W Revocable Trust

By: _____
Kee Huie, Trustee

Witness:

Wing Wah W Revocable Trust

Name:

By: _____
Su Cam Huie, Trustee

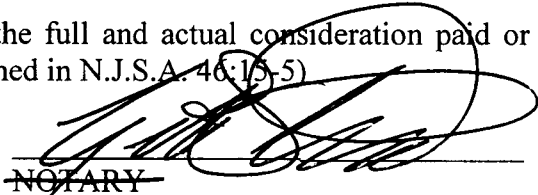
This is not an official document

STATE OF NEW JERSEY

COUNTY OF MONMOUTH ^{SS}

I CERTIFY that on the 11th day of February, 2022, Miu Wan Eng, as Trustee of the Miu Wan Eng Living Trust personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as her own act; and,
- (c) made this Deed for \$3,340,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)


NOTARY

PETER G. LICATA

Attorney at Law
State of New Jersey

STATE OF NEW JERSEY

COUNTY OF _____ ^{SS}

I CERTIFY that on the _____ day of February, 2022, Kee Huie, as Trustee of the Wing Wah W Revocable Trust personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as her own act; and,
- (c) made this Deed for \$3,340,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

NOTARY

STATE OF NEW JERSEY

COUNTY OF _____ ^{SS}

I CERTIFY that on the _____ day of February, 2022, Su Cam Huie, as Trustee of the Wing Wah W Revocable Trust personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as her own act; and,
- (c) made this Deed for \$3,340,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

NOTARY

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).

Signatures. The Grantors sign this Deed as of the date at the top of the first page. (Print name below each signature).

Witness:

Miu Wan Eng Living Trust

Name:

By: _____

Miu Wan Eng, Trustee

Witness:

Wing Wah W Revocable Trust



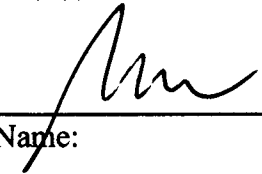
Name:

By: 

Kee Huie, Trustee

Witness:

Wing Wah W Revocable Trust



Name:

By: 

Su Cam Huie, Trustee

STATE OF NEW JERSEY

SS

COUNTY OF _____

I CERTIFY that on the _____ day of January, 2022, Miu Wan Eng, as Trustee of the Miu Wan Eng Living Trust personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as her own act; and,
- (c) made this Deed for \$3,340,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

NOTARY

STATE OF NEW JERSEY

SS

COUNTY OF MONMOUTH

I CERTIFY that on the 24th day of January, 2022, Kee Huie, as Trustee of the Wing Wah W Revocable Trust personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as her own act; and,
- (c) made this Deed for \$3,340,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

NOTARY

GRAB G. MORAN
ATTORNEY AT LAW, nj

STATE OF NEW JERSEY

SS

COUNTY OF MONMOUTH

I CERTIFY that on the 24th day of January, 2022, Su Cam Huie, as Trustee of the Wing Wah W Revocable Trust personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as her own act; and,
- (c) made this Deed for \$3,340,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

NOTARY

GRAB G. MORAN
ATTORNEY AT LAW, nj

RECORD AND RETURN TO:

Laura M. Benson, Esq.

Berry Sahradnik Kotzas & Benson

212 Hooper Avenue

P.O. Box 757

Toms River, NJ 08754

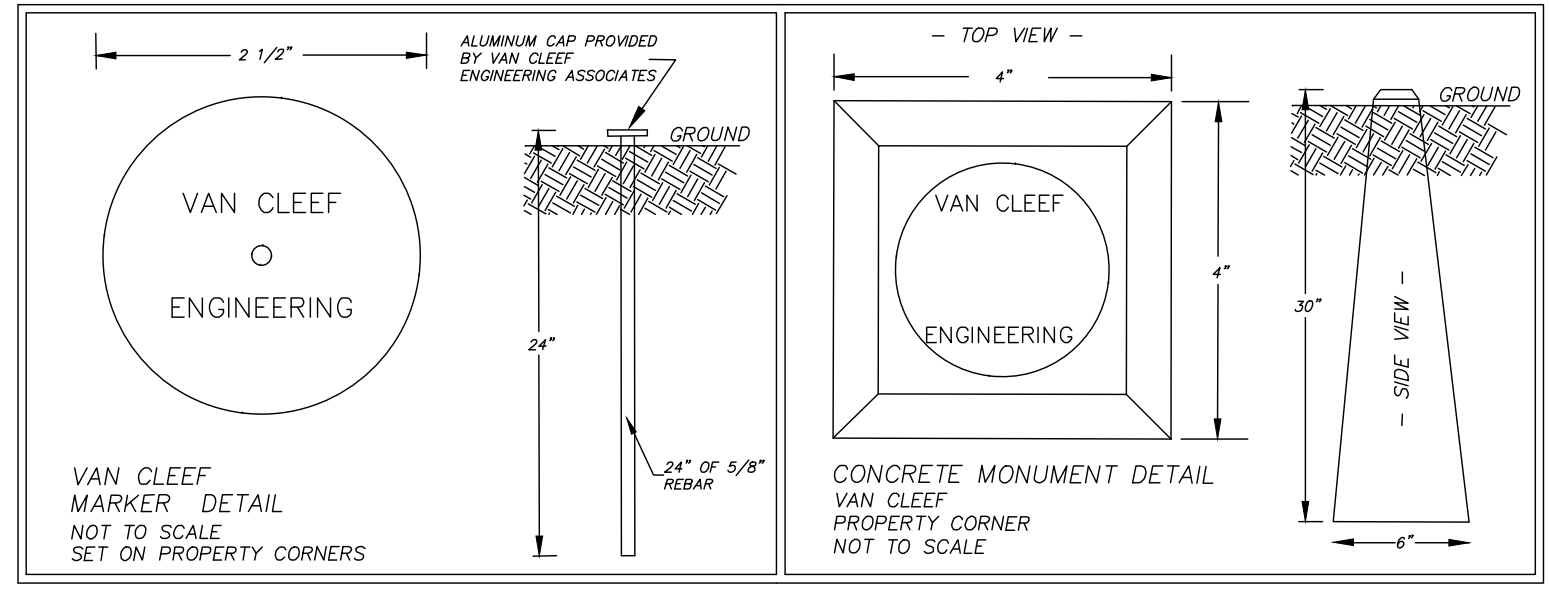
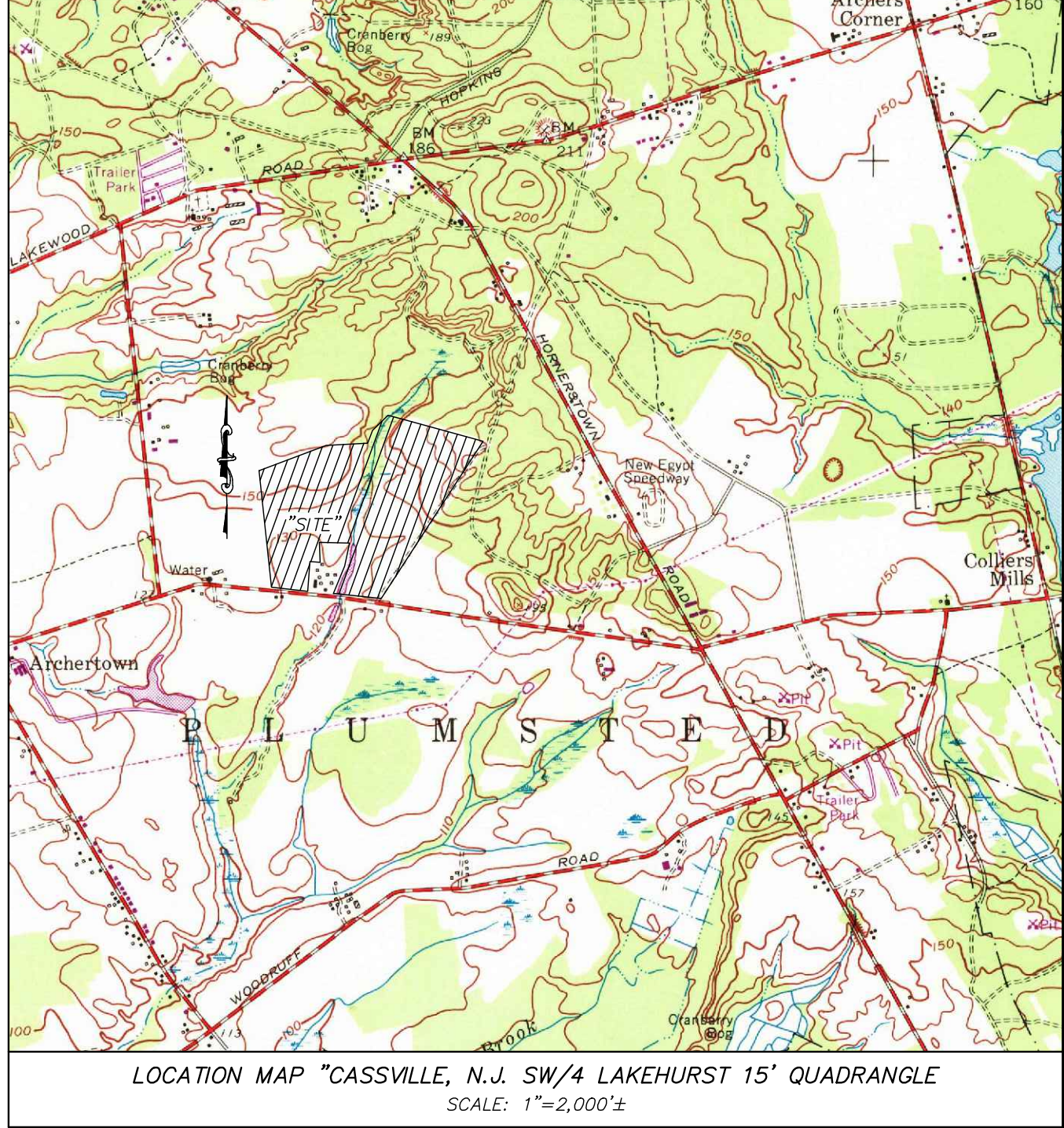
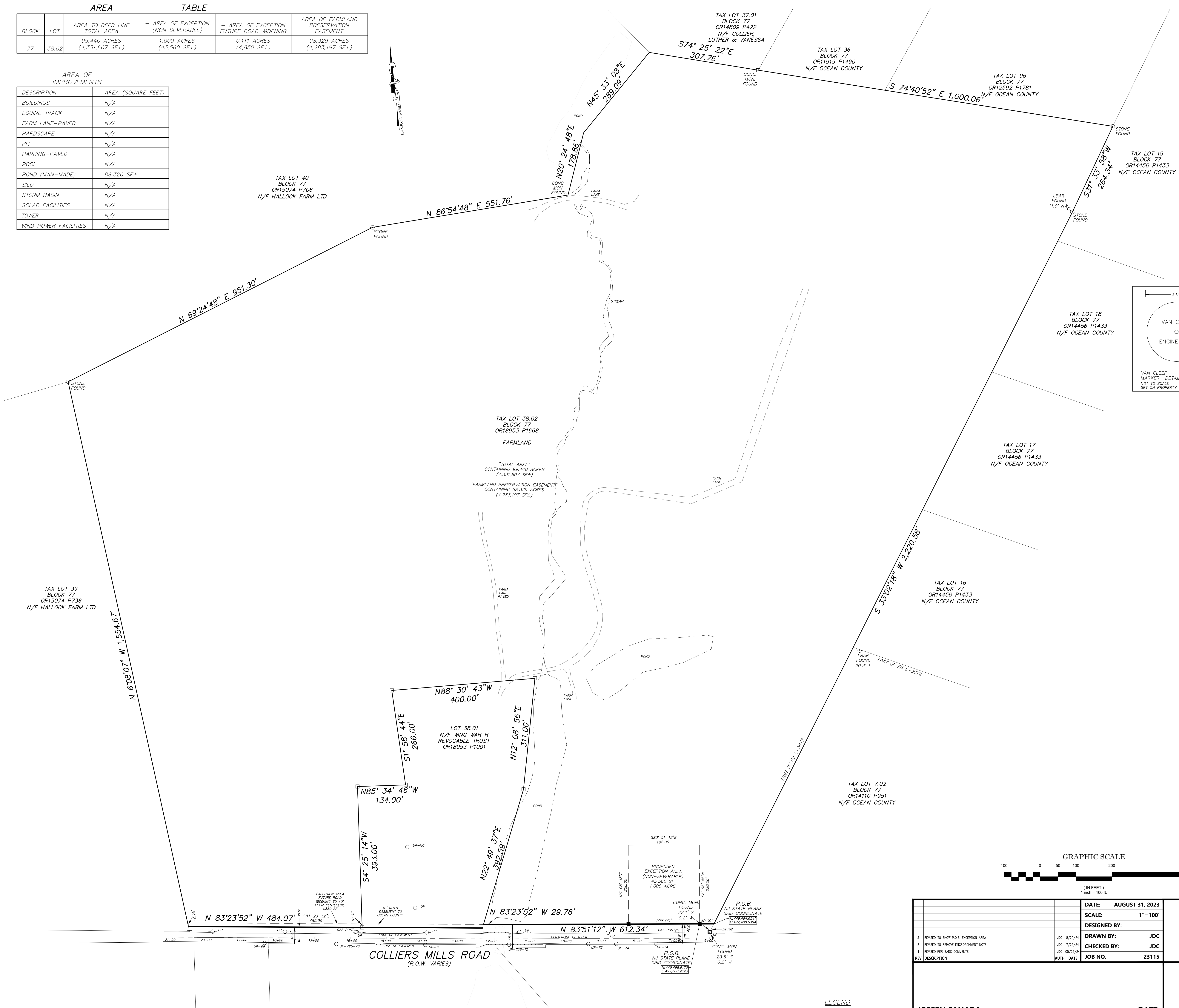
This is not an official document

Figure 7

**Map of Farmland Easement Prepared by Van Cleef
Engineering Associates**

AREA		TABLE			
BLOCK	LOT	AREA TO DEED LINE TOTAL AREA	- AREA OF EXCEPTION (NON SEVERABLE)	- AREA OF EXCEPTION FUTURE ROAD WIDENING	AREA OF FARMLAND PRESERVATION EASEMENT
77	38.02	99,440 ACRES (4,331,607 SF±)	1,000 ACRES (43,560 SF±)	0.111 ACRES (4,850 SF±)	98,329 ACRES (4,283,197 SF±)

AREA OF IMPROVEMENTS	
DESCRIPTION	AREA (SQUARE FEET)
BUILDINGS	N/A
EQUINE TRACK	N/A
FARM LANE-PAVED	N/A
HARDSCAPE	N/A
PIT	N/A
PARKING-PAVED	N/A
POOL	N/A
POND (MAN-MADE)	88,320 SF±
SLO	N/A
STORM BASIN	N/A
SOLAR FACILITIES	N/A
TOWER	N/A
WIND POWER FACILITIES	N/A



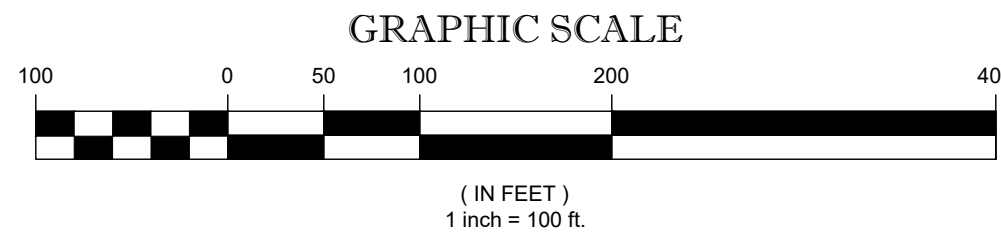
- MAP REFERENCES:
- "SURVEY OF PROPERTY & AGRICULTURAL SUBDIVISION, TAX LOT 38, BLOCK 77, PLUMSTED TOWNSHIP, OCEAN COUNTY, NEW JERSEY" PREPARED BY O'DONNELL, STANTON & ASSOCIATES DATED MARCH 31, 2021 AND REVISED THROUGH OCTOBER 19, 2021.
 - "MAJOR SUBDIVISION, BLOCK 77 - LOT 7, PLUMSTED TOWNSHIP, OCEAN COUNTY, NEW JERSEY" PREPARED BY O'DONNELL, STANTON & ASSOCIATES, INC. DATED MARCH 18, 2008 AND RECORDED IN THE OCEAN COUNTY CLERK'S OFFICE, ON AUGUST 7, 2008 AS MAP NO. L-3672.
- NOTES:
- PROPERTY CORNERS SET WHERE INDICATED PER CONTRACTUAL AGREEMENTS.
 - PROPERTY MAY BE SUBJECT TO UNDERGROUND UTILITIES NOT SHOWN.
 - TITLE BINDER NO. 1399850-01 DATED 11/11/2020 PROVIDED BY SURETY TITLE AGENCY COASTAL REGION, LLC. SAID BINDER INCLUDES INFORMATION FOR PREVIOUS BLOCK 77 LOT 38 AS WELL AS FOR BLOCK 82 LOTS 3 & 4.
 - SUBJECT TO RIGHT OF WAY AGREEMENTS RECORDED IN DEED BOOK 2207 PAGE 115 AND DEED BOOK 421 PAGE 636, NOT PLOTTABLE.
 - BEARINGS AND COORDINATES SHOWN ARE IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD83, DERIVED FROM GPS OBSERVATIONS IN OCTOBER 2021.
 - CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
 - FIELD WORK WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC. IN AUGUST 2023.
 - DOES NOT AFFECT EASEMENT AREA FOR EASEMENTS THAT ARE LOCATED OUTSIDE OF THE PRESERVATION EASEMENT.
- I HEREBY CERTIFY TO THE STATE OF NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE OCEAN COUNTY BERRY, SAHRADNIK, KOTZAS & BENSON, ESQS. MID-STATE ABSTRACT COMPANY FIRST AMERICAN TITLE INSURANCE COMPANY AND ON THEIR BEHALF, TO THEIR TITLE INSURER THAT THIS PLAN, SURVEY AND CORRESPONDING METES AND BOUNDING DESCRIPTION ARE BASED ON MY ACTUAL LAND SURVEY CONDUCTED UNDER MY IMMEDIATE SUPERVISION AND THAT THIS SURVEY MEETS OR EXCEEDS THE RELATIVE POSITIONAL ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION. I FURTHER DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THIS PLAN, SURVEY AND CORRESPONDING METES AND BOUNDING DESCRIPTION IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING ON THE SITE AS OF JANUARY 2020, SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON.

JOSEPH CANADA
NEW JERSEY PROFESSIONAL LAND SURVEYOR
LICENSE NO. 24650433300

"LEGEND OF ACQUISITION"

PROJECT INFORMATION
PURPOSED OWNER: OCEAN COUNTY
STREET ADDRESS: W. COLLIER'S MILL ROAD
PROJECT NAME: HUIE NORTH FARM SADC ID NO. 15-0025-PG SURVEY REF. NO. 23115
TAX MAP BLOCK 77, LOT 38.02
MUNICIPALITY: PLUMSTED TOWNSHIP, OCEAN COUNTY, NEW JERSEY
TAX BLOCK 77 LOT 38.02: ENTIRE ____ OR PART ____ FEE ____ EASEMENT ____ ACRES: 98,440 ACRES
TYPE OF EASEMENT: FARMLAND PRESERVATION EASEMENT (4,288,047 SF±)

AREA SUMMARY	
LOT 11 BLOCK 35:	
TOTAL GROSS AREA SURVEYED:	99,440 ACRES (4,331,607 SF±)
MINUS AREA, EXCEPTION (NON SEVERABLE):	1,000 ACRES (43,560 SF±)
TOTAL EASEMENT AREA TO BE OBTAINED:	98,440 ACRES (4,288,047 SF±)
SUBJECT TO:	
TOTAL AREA NJ CLAIM:	N/A
TOTAL AREA OVERLAP:	N/A
TOTAL AREA UNDER WATER:	2,028 ACRES (88,320 SF±)
TOTAL AREA GORES:	N/A
PHYSICAL ENCROACHMENTS:	N/A



DATE:	AUGUST 31, 2023
SCALE:	1"=100'
DESIGNED BY:	
DRAWN BY:	JDC
CHECKED BY:	JDC
JOB NO.:	23115

JOSEPH CANADA
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 43333

Van Cleeef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
1706 ROUTE 37 EAST, TOMS RIVER, NJ 08753
WWW.VANCLEEFENGINEERING.COM
PHONE 732.973.0480
CERT. OF AUTHORIZATION NO. 24648132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SURVEY OF PROPERTY
FARMLAND PRESERVATION EASEMENT
TAX LOTS 38.02
BLOCK 77
PLUMSTED TOWNSHIP
OCEAN COUNTY
NEW JERSEY

Figure 8

**Deed of Easement to County of Ocean for Block 77,
Lot 38.02 filed August 6, 2025**



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com

1

INSTR # 2025069289
OR BK 20122 PG 1732
RECORDED 09/04/2025 02:32:36 PM
JOHN CATALANO, ACTING COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

8-6-25

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

Easement

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)

The County of Ocean

SECOND PARTY NAME: (Enter Last Name, First Name)

The County of Ocean

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS:

Laura M. Benson Esq.
County counsel Office- Interoffice mail
212 Hooper Ave
Toms River, NJ 08753

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK:

LOT:

MUNICIPALITY: (Select Municipality from Drop-Down Box)

CONSIDERATION:

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street
Address

Town

State

Zip

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:

20104

ORIGINAL PAGE:

1607

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

14 No fee 9B
(Re-record)



OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

**OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com**

INSTR # 2025063940
OR BK 20104 PG 1607
RECORDED 08/18/2025 09:21:46 AM
JOHN CATALANO, ACTING COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

08/06/2025

TYPE OF DOCUMENT: *(Select Doc Type from Drop-Down Box)*

EASEMENTS

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)

The County of Ocean

SECOND PARTY NAME: *(Enter Last Name, First Name)*

The County of Ocean

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

RETURN NAME AND ADDRESS:

Laura M. Benson, Esq.

County Counsel Office - Interoffice Mail

212 Hooper Ave

Toms River, NJ 0875377

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 77

LOT: 38.02

MUNICIPALITY: *(Select Municipality from Drop-Down Box)*

PLUMSTED

CONSIDERATION:

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street Address	Town	State	Zip
----------------	------	-------	-----

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:

ORIGINAL PAGE:

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

DEED OF EASEMENT**STATE OF NEW JERSEY
AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM**

This Deed is made August 6, 2025

BETWEEN County of Ocean, a Public Corporation of the State of New Jersey whose address is 101 Hooper Avenue, Toms River, New Jersey 08753, and is referred to as the Grantor;

AND County of Ocean, a Public Corporation of the State of New Jersey whose address is 101 Hooper Avenue, Toms River, New Jersey 08753, and is referred to as the Grantee and/or Board.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Township of Plumsted, County of Ocean, described in the attached Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedule C, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of ONE DOLLAR (\$1.00).

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), to the tract of land described in Schedule C.

The tax map reference for the Premises is:

**Township of Plumsted, County of Ocean
Block 77, Lot 38.02**

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Grantor is the sole and exclusive owner of the Premises; and

WHEREAS, the Grantee believes that the retention and preservation of agricultural lands is beneficial to the public health, safety and welfare of the citizens of Ocean County;

WHEREAS, the Ocean County Board of County Commissioners has endorsed the aforesaid declaration of policy by the State legislature and has established an Agriculture Retention and Development Program in a manner entirely consistent with State statutes, State administrative regulations and the policies and practices of the State Agriculture Development Committee; and

WHEREAS, it is the intention of the Ocean County Board of County Commissioners to acquire a development easement from Grantor in a fashion consistent with, and pursuant to, terms which will reserve a right and opportunity on the part of the Grantee to enroll the development easement in the State of New Jersey Agriculture Retention and Development Program at some future time according to rules, regulations and policies of the State Agriculture Development Committee then appertaining; and

WHEREAS, this Deed of Easement presently recites that the State Agriculture Development Committee ("Committee") may exercise certain rights and prerogatives with respect to the within easement in anticipation of, and solely in order to facilitate, the possible enrollment of this easement at a future date in the State of New Jersey Agriculture Retention and Development Program, it being explicitly understood that any such rights and prerogatives of

Prepared by: _____

Record & Return to: _____

This document is being re-recording to include Schedule D, which was inadvertently omitted.

"Schedule A"
"Description of Farmland Preservation Easement"
Date: 9/19/23

Block 77, Lot 38.02
Plumsted Township, Ocean County, New Jersey
Project Name: Huie North Farm
SADC ID Number: 15-0025-PG
Property Owner: Ocean County
Property Address: W Colliers Mill Road

All that certain tract or parcel of land as shown on "Survey of Property, Farmland Preservation Easement, Tax Lot 38.02, Block 77, Plumsted Township, Ocean County, NJ" prepared by Van Cleef Engineering dated 8/31/2023 and revised through 5/22/2024, Job #23115 located at West Colliers Mill Road in the Township of Plumsted, County of Ocean, New Jersey, bounded and described as follows:

BEGINNING at a point in the northerly line of Colliers Mills Road (R.O.W. varies, 40.0' from centerline), said point being where the same is intersected by the division line between lots 38.02 and 7.02, having NJSPCS Grid values North 449,494.63 feet and East 497,408.04 feet, and running in said NJSPCS bearing system thence:

- 1) Along said northerly line of Colliers Mills Road, North 83°51'12" West, 612.34 feet to a point; thence
- 2) Along same, North 83°23'52" West, 29.76 feet to a point; thence
- 3) Along the division line between lots 38.01 & 38.02, North 22°49'37" East, 392.59 feet to a point; thence along said division line the following five (5) courses:
 - 4) North 12°08'56" East, 311.00 feet to a concrete monument set; thence
 - 5) North 88°30'43" West, 400.00 feet to a concrete monument set; thence
 - 6) South 01°58'44" East, 266.00 feet to a concrete monument set; thence
 - 7) North 85°34'46" West, 134.00 feet to a concrete monument set; thence
 - 8) South 04°25'14" West, 393.00 feet to a concrete monument set; thence
- 9) Along said northerly line of Colliers Mills Road, North 83°23'52" West, 484.07 feet to a point; thence
- 10) Along the division line between lots 38.02 and 39, North 06°08'07" West, 1,554.67 feet to a stone found; thence
- 11) Along the division line between lots 38.02 and 40, North 69°24'48" East, 951.30 feet to a stone found; thence along said division line the following three (3) courses:
 - 12) North 86°54'48" East, 551.76 feet to a concrete monument found; thence
 - 13) North 20°24'48" East, 178.66 feet to a point; thence

OFFICE LOCATIONSwww.vancleefengineering.com

Lebanon, NJ 908-735-9500	Hamilton, NJ 609-689-1100	Toms River, NJ 732-573-0490	Freehold, NJ 732-303-8700	Bethlehem, PA 610-332-1772
Hillsborough, NJ 908-359-8291	Mt. Arlington, NJ 862-284-1100	Phillipsburg, NJ 908-454-3080	Doylestown, PA 215-345-1876	Pottstown, PA 610-323-4040

- 14) North 45°33'08" East, 289.09 feet to a point; thence
- 15) Along the division line between lots 38.02 & 37.01, South 74°25'22" East, 307.76 feet to a concrete monument found; thence
- 16) Along the division line between lot 38.02 and lots 36 & 96, South 74°40'52" East, 1,000.06 feet to a stone found; thence
- 17) Along the division line between lots 38.02 and 19, South 31°33'58" West, 264.34 feet to a stone found; thence
- 18) Along the division line between lot 38.02 and lots 7.02, 16, 17 & 18, South 33°02'18" West, 2,220.58 feet to the point and place of BEGINNING.

Containing 4,331,607 Square Feet (99.440 Acres)

Excepting thereout and therefrom, the lands being designated as "Exception", (Non Severable), being described as follows:

Beginning at a point now evidenced by a concrete monument (set) in the northerly line of Colliers Mills Road (R.O.W. varies, 40.0' from centerline), said point being distant 40.00 feet westerly along the same from where the same is intersected by the division line between lots 38.02 and 7.02, having NJSPCS Grid values North 449,498.92 feet and East 497,368.27 feet, and running in said NJSPCS bearing system thence:

- 1) Along said northerly line of Colliers Mills Road, North 83°51'12 West, 198.00 feet to a point now evidenced by a concrete monument (set); thence over and through Lot 38.02 the following three (3) courses:
- 2) North 6°08'48" East, 220.00 feet to a point; thence
- 3) South 83°51'12" East, 198.00 feet to a point; thence
- 4) South 6°08'48" West, 220.00 feet to the point and place of BEGINNING.

Containing 43,560 Square Feet (1.000 Acres)

Excepting thereout and therefrom, the lands being designated as "Exception Area, Future Road Widening to 40' from Centerline," being described as follows:

Beginning at a point now evidenced by a concrete monument (found) in the northerly line of Colliers Mills Road (R.O.W. varies, 30.0' from centerline), said point being where the same is intersected by the division line between Lots 38.02 and 38.01, having NJSPCS Grid values North 449,592.54 feet and East 496,432.84 feet, and running in said NJSPCS bearing system thence:

- 1) Along said northerly line of Colliers Mills Road, North 83°23'52 West, 484.07 feet to a point; thence
- 2) Along the division line between Lots 38.02 and 39, North 6°08'07" East, 10.25 feet to a point; thence
- 3) Over and through Lot 38.02, South 83°23'52" East, 485.95 feet to a point; thence
- 4) Along said division line between Lots 38.02 and 38.01, South 4°25'14" West, 10.01 feet to the point and place of BEGINNING.

Containing 4,850 Square Feet (0.111 Acres)

Lot 38.02 Block 77:

Total Gross Area:

99.440 Acres (4,331,607 SF±)

Minus Area, Exception (Non Severable):

1.000 Acres (43,560 SF±)

Minus Area, Future Road Widening:

0.111 Acres (4,850 SF±)

Total Easement Area to Be Obtained:

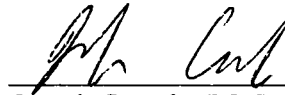
98.329 Acres (4,228,047 SF±)

Subject to easements and restrictions of record, if any.

The above description was written pursuant to a survey of property designated as Block 77, Lot 38.02, on the municipal tax map of Plumsted Township, County of Ocean, State of New Jersey. Said survey was prepared by Van Cleef Engineering Associates, LLC dated August 31, 2023 and is marked as file No. 23115. A reduced copy of said survey plat is attached hereto and made a part hereof.

Prepared by:

VAN CLEEF ENGINEERING ASSOCIATES



Joseph Canada, P.L.S.

New Jersey License No. 24GS04333300

This is not an official document

Schedule C

DESCRIPTION OF
Proposed Exception Area (Non-Severable)
Situating on Lot 38.02 Block 77
Township of Plumsted
Date: 5/22/24

Beginning at a point now evidenced by a concrete monument (set) in the northerly line of Colliers Mills Road (R.O.W. varies, 40.0' from centerline), said point being distant 40.00 feet westerly along the same from where the same is intersected by the division line between lots 38.02 and 7.02, having NJSPCS Grid values North 449,498.92 feet and East 497,368.27 feet, and running in said NJSPCS bearing system thence:


- 1) Along said northerly line of Colliers Mills Road, North 83°51'12" West, 198.00 feet to a point now evidenced by a concrete monument (set); thence over and through Lot 38.02 the following three (3) courses:
- 2) North 6°08'48" East, 220.00 feet to a point; thence
- 3) South 83°51'12" East, 198.00 feet to a point; thence
- 4) South 6°08'48" West, 220.00 feet to the point and place of BEGINNING.

Containing 43,560 Square Feet (1.000 Acres)

Subject to easements and restrictions of record, if any.

Intended to describe a Proposed Exception Area (Non-Severable) as shown on a map entitled "Survey of Property, Farmland Preservation Easement, Tax Lots 38.02, Block 77, Plumsted Township, Ocean County, New Jersey" prepared by Van Cleef Engineering Associates dated 8/31/2023 and revised through 5/22/24.

Prepared by:
VAN CLEEF ENGINEERING ASSOCIATES



Joseph Canada, P.L.S.
New Jersey License No. 24GS04333300

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

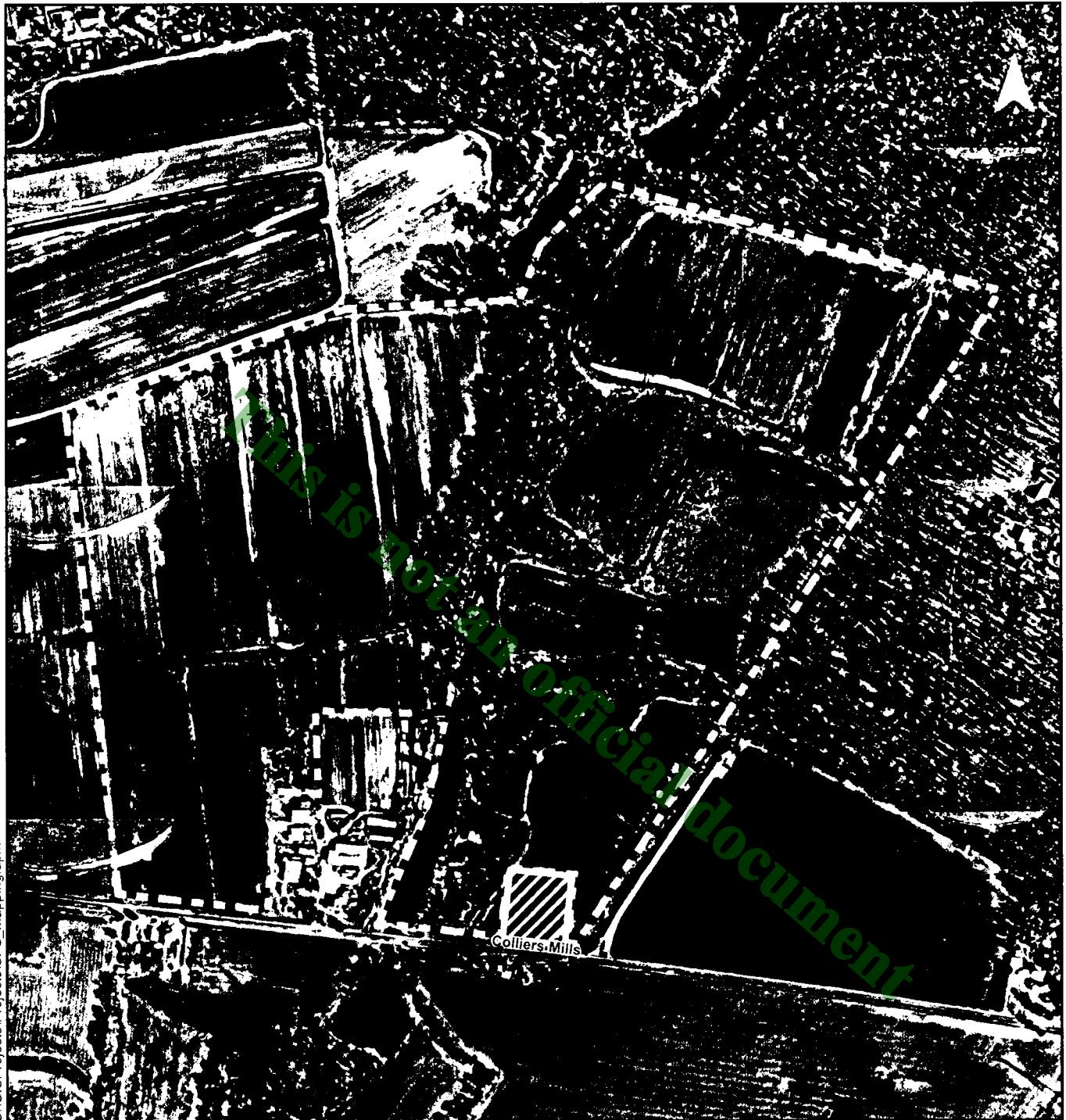
Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Baseline Soil Disturbance Map



C:\GIS\Projects\Projects\SPS_Mapping.aprx

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ocean County (Rule North)
Block 77 Lots P/O 38.02 (98.33 ac); &
P/O Lot 38.02-EN (non-severable exception - 1.00 ac)
Gross Total = 99.33
Plumsted Twp., Ocean County



Extent of Disturbance

Easement Area

Exception Area

Estimated Easement Acres: 98.33

Total Disturbance Acres (Does not include exception areas): 0.50

Percent of Disturbance: 0.51%

150 75 0 150 300 Feet

DISCLAIMER This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features. Survey data obtained from a survey performed by a licensed New Jersey land surveyor.

Ocean County

Sources
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2024 Digital Aerial

11/10/2025

said Committee are inchoate and shall not actually be exercised until such time as this Deed of Easement is in fact enrolled in the aforesaid State Program by: (1) the Committee providing a cost share grant to the Grantee for the acquisition of the Deed of Easement pursuant to N.J.S.A. 4:1C-11 et seq.; and (2) the Committee and Grantee entering into a cost sharing grant agreement;

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.
2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.
3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.
4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:
 - i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
 - ii. No change in the pre-existing nonagricultural use is permitted;
 - iii. No expansion of the pre-existing nonagricultural use is permitted; and
 - iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.
5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.
6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.
7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.
 - i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
 - ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.
 - iii. Grantor understands and agrees that the Premises are subject to N.J.A.C. 2:76-25, et seq. and 25A, et seq. regulating soil disturbance on preserved farms and establishing supplemental soil disturbance standards, respectively. The soil disturbance allocated to the Premises is a maximum of 12% of the Premises or 4 acres, whichever is greater, as provided by N.J.A.C. 2:76-25, et seq. and 25A, et seq. Grantor is advised that at the time of the execution of this Deed of Easement there exists **0.51% or 0.50 acres** of soil disturbance on the Premises as depicted on the map attached as Schedule D. Due to the potential of additional soil disturbance or soil rehabilitation taking place after the execution of this Deed of Easement, Grantor is hereby put on notice that the amount of soil disturbance

depicted on Schedule D may be different at the time of any subsequent conveyance of the Premises.

8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13(a). At the time of this conveyance, Grantor has **zero (0)** existing single family residential building(s) on the Premises and **zero (0)** residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises for agricultural, residential and recreational uses subject to the following conditions:

- i. Improvements to agricultural buildings shall be consistent with agricultural uses;
- ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and
- iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13(b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Exception Area, as described in the attached Schedule C subject to the following conditions:

- i. The Exception Area shall not be moved to another portion of the Premises and shall not be swapped with other land.
- ii. The Exception Area shall not be severed or subdivided from the Premises.
- iii. The Exception Area shall be limited to **one (1)** single family residential unit.
- iv. Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person who is occupying or residing on the Exception Area as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons occupying or residing on the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.
- iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

- i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, 'heirs, executors, administrators, personal or legal representatives, successors and assigns' have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by

the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee at a certain percentage of the value of the development rights as determined at the time of the subsequent conveyance. The percentage of reimbursement shall be based on the respective funding contributions of the Grantee and Committee as set forth in the cost-sharing grant agreement entered into by Grantee and the Committee when these development rights are enrolled in the New Jersey Agriculture Retention and Development Program.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Grantee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Grantee at the time of the initial acquisition, which is identified as **(13800/22500)**.

Furthermore, in the event that this Deed of Easement is enrolled in the New Jersey Agriculture Retention and Development Program by the Committee providing the Grantee with a cost share grant for the acquisition of this Deed of Easement, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants as set forth in the aforementioned cost sharing grant agreement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. Grantor understands and accepts that Grantee may, at its sole option, apply to have this easement enrolled for participation in the State of New Jersey Agriculture Retention and Development Program as administered by the State Agriculture Development Committee. It is the intention of Grantor to convey to Grantee, by this present instrument, all of the rights which would have to be conveyed under N.J.S.A. 4:1C-11, et seq. and under N.J.A.C. 2:76-1.1, et seq. in order to qualify this easement for participation in the State Program. Grantor hereby agrees and undertakes to cooperate with Grantee in any appropriate aspect of the State application process and to execute any necessary papers presented by the State or by Grantee in connection therewith. Grantor hereby consents to the participation in or exercise of any of Grantee's rights and obligations hereunder by the State Agriculture Development Committee or any other State agency or political subdivision of the State of New Jersey. Grantee stipulates that any rights and prerogatives that this Deed of Easement extends to the Committee (which entity is neither a party to this conveyance nor to any of the negotiations and agreements leading up to same) are inchoate and shall not be exercised unless and until the Committee provides a cost share grant to the County for the acquisition of the Deed of Easement pursuant to N.J.S.A. 4:1C-11 et seq. and enters into a cost sharing grant agreement with the County.

25. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers.

COUNTY OF OCEAN

THE UNDERSIGNED, being Commissioner Director of the OCEAN COUNTY BOARD OF COUNTY COMMISSIONERS, hereby accepts and approves the foregoing restrictions, benefits and covenants.

 (L.S.)
JOHN P. KELLY
COMMISSIONER DIRECTOR

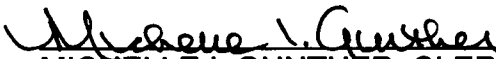
STATE OF NEW JERSEY, COUNTY OF OCEAN SS.:

I CERTIFY that on August 16, 2025

JOHN P. KELLY personally came before me and acknowledged under oath, to my satisfaction that this person:

- a. is named in and personally signed this Deed of Easement
- b. signed, sealed and delivered this Deed of Easement as the Ocean County Board of County Commissioners act and deed; and
- c. is the Director of the Ocean County Board of Commissioners.

Signed and sworn to before me on August 16, 2025


MICHELLE I. GUNTHER, CLERK
OCEAN COUNTY BOARD OF COUNTY COMMISSIONERS
MICHELLE I. GUNTHER
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION NO. 2383683
COMMISSION EXPIRES MARCH 18, 2028

(COUNTY AGRICULTURE DEVELOPMENT BOARD)

THE UNDERSIGNED, being Chairperson of the Ocean County Agriculture Development Board, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this 1 day of August, 2025



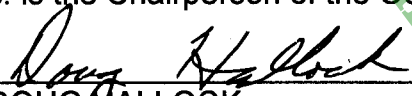
Doug Hallock, Chairperson
Ocean County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF OCEAN SS.:

I CERTIFY that on August 1, 2025

DOUG HALLOCK personally came before me and acknowledged under oath, to my satisfaction that this person:

- a. is named in and personally signed this DEED OF EASEMENT,
- b. signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed; and
- c. is the Chairperson of the Ocean County Agriculture Development Board.



DOUG HALLOCK
CHAIRPERSON

This is not an official document

Figure 9

**Ocean County Board of Commissioners Resolution
Authorizing the Sale of the Permanently Preserved
Property, Dated September 17, 2025.**

RESOLUTION

September 17, 2025

WHEREAS, on August 5, 2020, the Ocean County Board of Chosen Freeholders approved the fee-simple acquisition of the properties identified as Block 77, part of Lot 38 and Block 82, Lot 1.12 in the Township of Plumsted, by Resolution #2020000940; and

WHEREAS, the County of Ocean ("County") subsequently worked with the previous property owner to subdivide Block 77, Lot 38 into two parcels now known as Block 77, Lot 38.01 and Lot 38.02 in the Township of Plumsted; and

WHEREAS, the purpose of this subdivision was for the County to become the fee simple owner of Block 77, Lot 38.02 in the Township of Plumsted; and

WHEREAS, Block 77, Lot 38.02 and Block 82, Lot 1.12 in the Township of Plumsted ("Properties") have been individually deed-restricted for farmland preservation purposes with the opportunity to enroll the Properties in the State of New Jersey Agriculture Retention and Development Program and receive partial reimbursement from the State Agriculture Development Committee at some future time; and

WHEREAS, the conveyance of the aforementioned easement to the County of Ocean resulted in preservation of the Properties for farmland so that it is not necessary for the County to hold the remaining fee simple interest in the land; and

WHEREAS, the County does hereby determine that a fee simple interest in the Properties is no longer needed for public use; and

WHEREAS, the County is permitted to sell the aforementioned Properties by auction in accordance with N.J.S.A 40A:12-13(a) and any other applicable law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF OCEAN, STATE OF NEW JERSEY, as follows:

1. The County of Ocean hereby declares that the Properties known as Block 77, Lot 38.02 and Block 82, Lot 1.12 in the Township of Plumsted are no longer needed for public use and should be sold separately at public auction, subject to the easements set forth above, together with any other easements and restrictions of record.
2. The County of Ocean will offer the lands and premises Block 77, Lot 38.02 and Block 82, Lot 1.12 in the Township of Plumsted for sale at public auction to be held at the Ocean County Administration Building, 101 Hooper Avenue, Toms River, NJ 08753 on February 12, 2026 at 10:00 a.m., or as soon thereafter as the matter can be reached, upon the following terms and conditions:
 - a. The auctioneer shall establish such procedure as may be reasonable and necessary to effectuate the orderly sale of the parcels set forth hereinabove.
 - b. The sale shall be advertised in the official newspaper of the County at least once a week during two (2) consecutive weeks, the last publication to be no earlier than seven (7) days prior to the public auction.
 - c. Statutorily required public hearings to authorize the public sale will be held at the Plumsted Municipal Building, 121 New Egypt Allentown Road, New Egypt, NJ 08533 on October 23, 2025 at 1:00 p.m. and in the Third Floor Conference Room, 129 Hooper Avenue, Toms River, NJ 08753 on November 6, 2025 at 1:00 p.m.

- d. Information on the Properties (land sale reports) will be available for inspection at least thirty (30) days before the first public hearing, at the Ocean County Department of Planning, First Floor, P.O. Box 2191, 129 Hooper Avenue, Toms River, NJ 08753, business days between 8:00 a.m. and 5:00 p.m., the same information may be found online at the Departments website. <https://planning.co.ocean.nj.us/>
- e. Public comments on this sale may be at the public hearings or submitted in writing to the attention of Tim Gleason, Ocean County Planning Department, 129 Hooper Avenue, Toms River, NJ 08753.
- f. The highest bidder shall be the Buyer, subject to the right by the County to reject any and all bids. Acceptable bids shall be confirmed by Resolution of the Board of Commissioners following the date of such sale. The closing of title shall take place no earlier than April 13, 2026. The successful bidder may enter into a Use and Occupancy Agreement solely for the purpose of planting crops and for a term no longer than 90 days from the date of the auction.
- g. Said Properties may only be sold separately as the Auctioneer has determine this method to be the most advantageous to the County.
- h. It shall be the responsibility of the successful bidder to pay all closing costs and expenses related to the sale. At closing of title, the successful bidder shall pay a 10% Buyer's premium to the Auctioneer who conducted the sale.
- i. There are no tenancies between the County and any persons who may be occupying any structures.
- j. This public sale is made subject to such state of facts as an accurate survey may disclose, easements, conditions, covenants and restrictions of record, tenancies, codes and ordinances of the Township of Plumsted. No representations of any kind are made by the County of Ocean as to the conditions of the lands and structures, if any, are being sold in their present condition "as is". All prospective purchasers are put on notice to consult appropriate public and private authorities as to the provisions of utility services.
- k. At least ten percent (10%) of the bid price shall be paid by the successful bidder at the time of the auction and same may be paid by cashier's check or certified check. Potential bidders may prior to the time auction electronically wire of funds to the Seller's trust account to be held pending the sale. No cash deposits will be accepted. The balance of the purchase price, which shall include all other fees herein provided, shall be paid by certified check, bank check or the electronic wiring of funds.
- l. In the event the successful bidder fails to pay the balance of the purchase price as herein provided or fails to comply with any other term of this Resolution, the deposit shall be forfeited and retained by the County as the measure of its damages and the sale canceled. Such remedies shall be in addition to any other remedies available to the County.
- m. The form of conveyance of said lands by the County of Ocean shall be a standard form of bargain and sale deed without covenants. The successful bidder shall promptly notify County Counsel in writing of any specific request for designation of Grantees in said deed.

- n. Except as otherwise provided in the terms and conditions of this Resolution, if the title to the property shall prove to be unmarketable or uninsurable at regular rates by a reputable title company licensed to do business in New Jersey, or the highest bid rejected, the liability of the County shall be limited to the repayment of the purchase price without any further costs, expenses, damage or claim. It shall be the purchaser's responsibility to secure its own title searches. The Office of County Counsel will prepare the deed and secure a proper legal description of the property obtained by the bidder and record said deed. Notice of any alleged defect in title or claim of unmarketability shall be given to the County Counsel in writing no later than twenty-one (21) days after the date of the confirmation of the public sale by the Board of Chosen Freeholders. Failure to give such notice within said time limit shall be deemed to be conclusive that the purchaser accepts the title in its then present condition.
 - o. Prospective purchasers are put on notice that there are specific restrictions as reflected in certain of the parcels in the preamble hereof and are hereby confirmed. You are placed on notice of possible restrictions to the use of the properties imposed by State Law. The Properties are deed restricted and subject to the Farmland Preservation Program administered by the State Agriculture Development Committee ("SADC").
 - p. All prospective purchasers are put on notice that no employee, agent, officer, body or subordinate body of the County has the authority to waive, modify, or amend any of the terms and conditions of the public sale and of this notice.
 - q. On behalf of the County of Ocean, the Director, Clerk of the Board, and County Counsel, as appropriate, are authorized to prepare and sign any and all documentation necessary to effectuate the sale of the property to the successful bidder, once the contract is awarded.
3. Certified copies of this Resolution shall be made available to the County Auditor, County Administrator, Finance Department, Planning Department, and County Counsel.

Figure 10 Public Hearing Notice

PUBLIC NOTICE

PLEASE TAKE NOTICE the Board of Commissioners of the County of Ocean has authorized the auctioning of two Farmland Preservation Program properties designated as Tax Block 77, Lot 38.02 in Plumsted Township containing 98.33 deed restricted acres and Tax Block 82, Lot 1.12 in Plumsted Township containing 94.71 deed restricted acres. The properties are proposed to be sold separately by Ocean County, subject to deed restriction for agricultural purposes, at an auction proposed to be held on February 12, 2026 at 10:00 a.m. at the Ocean County Administration Building, 101 Hooper Avenue, Toms River, NJ 08753.

Public hearings on this proposed auction shall be held:

- (1) October 23, 2025 at 1:00 p.m. at the Plumsted Municipal Court Room, New Egypt Town Hall, 121 Evergreen Road, New Egypt, NJ 08533; and
- (2) November 6, 2025 at 1:00 pm at the 3rd Floor Conference Room, 129 Hooper Ave, Toms River, NJ 08753.

At the public hearings the following will be explained:

1. The purpose of the sale.
2. The advantages and disadvantages of the proposed sale.

Information on the properties (property transfer reports) is available for inspection at the Ocean County Department of Planning, First Floor, 129 Hooper Avenue, Toms River, New Jersey 08753, business days between 8:00 a.m. and 4:30 p.m., the same information may be found online at the Departments website. <http://www.planning.co.ocean.nj.us/>

Written comments on the proposed sale of permanently preserved farmland should be directed to: Tim Gleason, Assistant Planner, Ocean County Planning Department, PO Box 2191, Toms River, NJ 08754-2191 Telephone: (732) 929-2054 on or before the date of public hearings by order of the Board of Commissioners, County of Ocean, Michelle Gunther, Clerk of the Board.

Public comment on this proposed change in purpose or use will be accepted during the public hearings or until December 1, 2025. On or after December 2, 2025, the County of Ocean may take formal action to approve the sale of the properties.