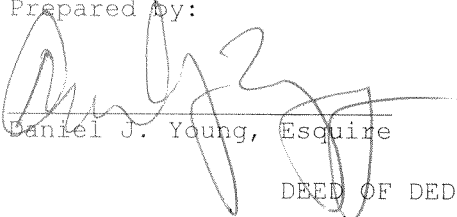


Prepared by:


Daniel J. Young, Esquire

DEED OF DEDICATION AND PERPETUAL STORM
DAMAGE REDUCTION EASEMENT

THIS DEED OF DEDICATION AND PERPETUAL STORM DAMAGE REDUCTION EASEMENT
is made this 29 day of July 2008 BY AND

BETWEEN

BRUCE RIORDAN

whose address is

1 Vincent Rd
STRATHMERE, NJ 08248

referred to herein as Grantor,

AND

THE Township of Upper, a Municipal Corporation of the State of New
Jersey whose post office address is Municipal Clerk, PO Box 205,
Tuckahoe, New Jersey 08250 AND THE STATE OF NEW JERSEY referred to
herein collectively as the Grantees,

WITNESSETH

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③
WHEREAS, Grantor is the owner of that certain tract of land,
located in the Township of Upper, County of Cape May, State of New
Jersey, and identified as

Block 846 Lot 13.03

on the official tax map of the Township of Upper, hereinafter the
"Property," and Grantor holds the requisite interest to grant this Deed
of Easement; and

WHEREAS, the Grantees recognize that the beach at Upper Township,
New Jersey is subject to constant erosion and degradation, thereby
destroying a valuable natural resource and threatening the safety and
property of the Grantor and of all of the citizens of the State; and,

WHEREAS, the Grantees desire to participate with each other
and/or the United States Army Corps of Engineers to construct the Great
Egg Harbor Inlet to Townsends Inlet, New Jersey Project, as defined in
the October 24, 2006 Chief's Report issued by the Department of the
Army, hereinafter "Project"; and,

WHEREAS, construction of the Project includes periodic
renourishment, which may be performed solely by the Grantees or in
conjunction with the United States Army Corps of Engineers; and,

WHEREAS, in order to accomplish part of the Project, Grantees
need a Perpetual Storm Damage Reduction Easement on portions of said
Property herein described; and,

WHEREAS, the State of New Jersey and United States Army Corps of
Engineers will not participate in the Project unless the Grantees
acquire the real property interest herein described in all real
property needed for the Project; and,

WHEREAS, the Township of Upper shall consider this Deed of
Easement in establishing the full assessed value of any lands subject
to such restrictions; and,

WHEREAS, the Grantor desires to cooperate in allowing the Project
to take place on a portion of said Property; and,

WHEREAS, the Grantor acknowledges that it will benefit from the successful implementation of the Project; and,

WHEREAS, the Grantor acknowledges that after successful implementation of the Project the beach and dune are still subject to the forces of nature which can result in both erosion and accretion of the beach and dune; and,

WHEREAS, this Deed of Easement will also serve to implement the Public Trust Doctrine and ensure permanent public access, use and enjoyment of the beach and ocean.

NOW, THEREFORE, in consideration for the benefits to be received by the Grantor from the successful implementation of the Project, the Grantor grants and conveys to Grantee an irrevocable, assignable, perpetual and permanent easement as set forth herein:

GRANT OF EASEMENT: A perpetual and assignable easement and right-of-way for the Great Egg Harbor Inlet to Townsends Inlet, New Jersey Project in, on, over and across that land of the Property as shown on the Township of Upper official tax maps for the Blocks and Lots listed above for use by the State of New Jersey and the Township of Upper, their representatives, agents, contractors and assigns to:

- a. Construct, preserve, patrol, operate, maintain, repair, rehabilitate, and replace a public beach, dune system, and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand, to accomplish any alterations of the contours on said land, to construct berms and dunes, and to nourish and re-nourish periodically;
- b. Move, temporarily store and remove equipment and supplies;
- c. Erect and remove temporary structures;
- d. Perform any other work necessary and incident to the construction, periodic renourishment, and maintenance of the Great Egg Harbor Inlet to Townsends Inlet, New Jersey Project together with the right of public use and access;
- e. Post signs, plant vegetation on said dunes and berms;
- f. Erect, maintain, and remove silt screens and snow fences;
- g. Facilitate preservation of dune and vegetation through the limitation of public access to dune areas;
- h. Trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures, and obstacles within the limits of the easement.
- i. Implement the Public Trust Doctrine and ensure permanent public access, use and enjoyment of the beach and ocean.

The easement reserves to the Grantor, the Grantor's heirs, successors and assigns the right to construct a private dune overwalk structure in accordance with any applicable Federal, State, or local laws or regulations, provided that such structure shall not violate the integrity of the dune in shape, dimension, or function. Prior approval of the plans and specifications for such structures must be obtained from the Township of Upper and the State of New Jersey. Such structures are to be considered subordinate to the construction, operation, maintenance, repair, rehabilitation, and replacement of the project. The easement reserves to the Grantor, the Grantor's heirs, successors, and assigns all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby conveyed to the Grantees, subject however to existing easements for utilities and pipelines, existing public highways, existing paved public roads and existing public streets. Grantor hereby expressly agrees not to grade or excavate within the easement area or to place therein any structure or material other than a dune walkover as referenced above without prior approval of the plans and specifications for said activities from the Township of Upper, the State of New Jersey and/or any applicable Federal agency, as required.

Duration of Easement: The easement granted hereby shall be in perpetuity, and in the event that the Township of Upper or the State of New Jersey shall become merged with any other geo-political entity or entities, the easement granted hereby shall run in favor of surviving entities. The covenants, terms, conditions and restrictions of this Deed of Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the land.

Municipality to Maintain Beach: The Municipality agrees, consistent with all Federal, State and local statutes and regulations, that at all times it shall use its best, good-faith efforts to cause the beach area abutting Grantor's lands to be maintained, consistent with any applicable Federal, State or local laws or regulations, notwithstanding any action or inaction of the State of New Jersey, Department of Environmental Protection or the United States Army Corps of Engineers to maintain the beach area.

Character of Property: Notwithstanding the foregoing, nothing herein is intended or shall be deemed to change the overall character of the Property as private property; nothing herein shall be deemed to grant to the Grantee or otherwise permit the Grantee or any other person to cross over or use any part of the Property which is not within the Easement Area; nothing herein is intended or shall be deemed to alter the boundary lines or setback lines of the Property.

By the acceptance of this Deed of Easement, the Municipality agrees, to the extent allowed by applicable law, that the Lands burdened by the easement herein described shall not be excluded from the calculation of minimum square footage requirements when construing applications under the Zoning Ordinance of the Municipality.

Miscellaneous:

1. The enforcement of the terms of this Easement shall be at the discretion of the Grantees and any forbearance by Grantees to exercise their rights under this Easement in the event of any violation by Grantor shall not be deemed or construed to be a waiver by Grantees of such term or of any subsequent violation or of any of Grantee's rights under this Easement. No delay or omission by Grantees in the exercise of any right or remedy upon any violation by Grantor shall impair such rights or remedies or be construed as a waiver of such rights or remedies.

2. The interpretation and performance of this Deed of Easement shall be governed by the laws of the State of New Jersey.

3. If any provision of this Deed of Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement or the application of such provision to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

4. Any notice, demand, request, consent, approval or communication under this Deed of Easement shall be sent by regular first class mail, postage prepaid and by Certified Mail, Return Receipt Requested, addressed to the mailing addresses set forth above or any other address of which the relocating party shall notify the other, in writing.

5. The captions in this Deed of Easement have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon its construction or interpretation.

IN WITNESS WHEREOF, with the parties understanding and agreeing to the above, they do hereby place their signatures on the date at the top of the first page.

Accepted by the
Property Owner, GRANTOR

Witnessed by:

Bruce Riordan Tax lien holder
7-29-08
GRANTOR, BRUCE RIORDAN

John C. Newman
NOTARY PUBLIC OF THE
STATE OF NEW JERSEY

JOHN C. NEWMAN
Notary Public of New Jersey
My Commission Expires Dec. 21, 2008

Date _____

Accepted by the
Property Owner, GRANTOR

GRANTOR,

NOTARY PUBLIC OF THE
STATE OF NEW JERSEY

Date _____

Accepted by the
Property Owner, GRANTOR

Witnessed by:

GRANTOR,

NOTARY PUBLIC OF THE
STATE OF NEW JERSEY

Date _____

Accepted by the
Township of Upper, GRANTEE

Witnessed by:

BY: *Richard Palumbo*
(Name of Official)

Wanda Gaglione
NOTARY PUBLIC OF THE
STATE OF NEW JERSEY
WANDA GAGLIONE
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 8/26/2011

Title *MAYOR*

Date *7/31/08*

Accepted by the
State of New Jersey, GRANTEE

Witnessed by:

BY: *Sharon Wachsmann Brown*
(Name of Official)

Sharon Wachsmann Brown
NOTARY PUBLIC OF THE
STATE OF NEW JERSEY

Title *Administrator*

Date *8-13-08*

SHARON WACHSMAN-BROWN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOVEMBER 1, 2012

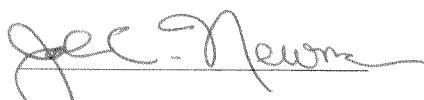
STATE OF NEW JERSEY, COUNTY OF CAPE MAY SS.:

I CERTIFY that on 7/30 2008,

BRUCE RIORDAN

personally came before me and this person acknowledged under oath, to my satisfaction that this person (or if more than one, each person);

- 1) is named in and personally signed this Deed of Easement;
- 2) signed, sealed and delivered this Deed of Easement as his or her act and deed;
- 3) holds the requisite ownership interest and authority to execute this Deed of Easement; and
- 4) made this Deed of Easement for the full and actual consideration as set forth herein.



NOTARY PUBLIC OF THE

STATE OF NEW JERSEY

JOHN C. NEWMAN
Notary Public of New Jersey
My Commission Expires Dec. 21, 2008