

**DASTI, MURPHY, McGUICKIN, ULAKY,
CHERKOS & CONNORS**

SEP 9 - 2004

GEORGE F. MURPHY, JR.
CERTIFIED CIVIL TRIAL ATTY
MEMBER NJ AND FLA BAR

JERRY J. DASTI
GREGORY P. McGUICKIN
ROBERT E. ULAKY †
MEMBER NJ AND PA BAR

RUSSELL P. CHERKOS
CHRISTOPHER J. CONNORS

O. NICHOLAS MONACO †
CHRISTOPHER K. KOUTSOURIS
MEMBER NJ AND NY BAR

† Member, National Academy of
Elder Law Attorneys, Inc.

A Professional Corporation
COUNSELLORS AT LAW
THE CLOCK TOWER BUILDING
620 WEST LACEY ROAD
POST OFFICE BOX 1057
FORKED RIVER, NEW JERSEY 08731

TELEPHONE NUMBERS

(609) 971-1010
(732) 349-2446
(609) 693-4100

FACSIMILE NUMBERS

(609) 971-7093
Real Estate:(609) 971-6176

Fed I.D. #22-3450668

MANAHAWKIN OFFICE

102 EAST BAY AVENUE
SUITE A - P.O. BOX 580
MANAHAWKIN, NJ 08050

TELEPHONE
(609) 489-0101
FACSIMILE
(609) 489-0102

Reply to Forked River

PLEASE REFER TO:

September 7, 2004

Barnegat Twp. – Pinelands Commission
(GL-14775)

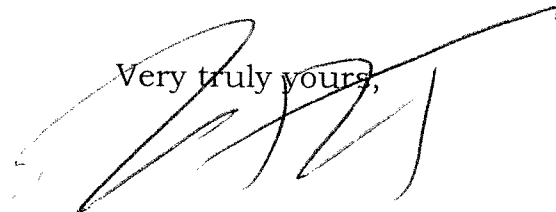
John C. Stokes, Executive Director
Pinelands Commission
P.O. Box 7
New Lisbon, New Jersey 08064

Dear Mr. Stokes:

As you are aware, this office represents the Township of Barnegat. We enclose four (4) copies of the three-party Agreement which has been fully executed by the Township and a representative of Mark Madison, LLC. Please sign where indicated and distribute the Agreement to Mr. Del Duca and my office.

If you have any other questions, or we can be of additional assistance, please do not hesitate to contact our office.

Very truly yours,



JERRY J. DASTI

JJD/caf

Enclosures

cc: Joseph Del Duca, Esq. (w/o enc.)

AGREEMENT

The New Jersey Pinelands Commission, the Township of Barnegat and Mark Madison, LLC (“MM”) hereby stipulate and agree as follows:

1. The Township of Barnegat (“Barnegat”) is a municipal corporation of the State of New Jersey located in Ocean County.
2. MM is a limited liability company of the state of New Jersey.
3. The Pinelands Commission is an independent political subdivision of the State of New Jersey created pursuant to Section 4 of the Pinelands Protection Act, N.J.S.A. 13:18A-1, et seq., and charged with implementing the requirements of the Act. The Pinelands Commission is also the planning entity authorized in Section 502 of the “National Parks and Recreation Act of 1978” (PL-95-625).
4. Portions of Barnegat are located in the “Pinelands Area” as defined by the Pinelands Protection Act at N.J.S.A. 13:18A-11.
5. Barnegat’s Zoning Ordinance, which was certified by the Pinelands Commission on April 8, 1983, includes a “RH-Residential High District”. The RH District allows development of single family dwellings on lots 10,000 square feet or larger without the use of Pinelands Development Credits (“PDCs”).
6. Barnegat’s zoning ordinance also allows development of single family dwellings in the RH District on lots between 6,000 square feet and 10,000 square feet in size (“undersized lots”) with the purchase of 0.25 PDC for each “undersized lot”.
7. MM, through various affiliates, is the owner of approximately 537 existing lots (the “Subject Lots”), in the Ocean Acres section of Barnegat Township and situated in the

Pinelands Regional Growth Area of Barnegat Township in the RH District. The Subject Lots are listed on Exhibit "A".

8. MM also has an ownership interest in additional land that is not subdivided (the "Remaining Land"), also located in the section of Barnegat known as "Ocean Acres" and situated in the Pinelands Regional Growth Area of Barnegat Township in the RH District. The Remaining Land is shown on Exhibit "B".

9. "Ocean Acres" in Barnegat Township (hereinafter "Ocean Acres") is an existing subdivision consisting of approximately 2,000 lots that was subdivided prior to the enactment of the Pinelands Protection Act, N.J.S.A. 13:18A-1 et seq., and the promulgation of the Pinelands Comprehensive Management Plan ("CMP"), N.J.A.C. 7:50.

10. Many of the Subject Lots owned by MM within Ocean Acres are non-contiguous and are interspersed with lots that have previously been developed as well as with undeveloped lots owned by others.

11. MM has conducted surveys of threatened or endangered plant and animal species in the Barnegat Township portion of Ocean Acres in accordance with survey protocols developed by MM's consultant, Ecolsciences, Inc., to identify species of concern. These surveys were accepted by the Pinelands Commission staff. These studies pertained to the Northern Pine Snake, swamp pink, Knieskern's beaked rush, pine barrens tree frog, barred owl, Cooper's hawk, and broom crowberry. The surveys also documented sightings of southern gray treefrog. The results of these surveys are set forth in reports entitled *Endangered and Threatened Species Study Results for Ocean Acres Phase I Study Area, Township of Barnegat, Ocean Acres, Township of Barnegat, Ocean County, New Jersey*, dated October 2002 and *Threatened and Endangered Species 2003 Study Results for Ocean Acres, Township of Barnegat, Ocean County,*

New Jersey, dated March 8, 2004. These studies document the presence of threatened and endangered species and their habitat, including Northern Pine Snake, swamp pink, Knieskern's beaked rush, and Pine Barrens tree frog, within portions of Ocean Acres located in Barnegat Township.

12. The Pinelands Commission has determined that portions of Ocean Acres constitute habitat which is critical to the survival of one or more local populations of threatened or endangered animal species and contains local populations of threatened or endangered plant species. The animal species include the Northern Pine Snake and Pine Barrens tree frog. The plant species include swamp pink and Knieskern's beaked rush. Both swamp pink and Knieskern's beaked rush are federally listed endangered species and, therefore, may be subject to additional federal regulation. The Pinelands Commission has determined that the protection of habitat critical to the survival of the local populations of threatened or endangered species found within Ocean Acres, as required pursuant to N.J.A.C. 7:50-6, Parts II and III, can be accomplished by establishing a "Conservation Area" comprised of a contiguous area of land that consists of habitat critical for the survival of the local populations of such threatened or endangered species.

13. In order to preserve and protect the threatened or endangered species located in the Barnegat Township portion of Ocean Acres and their critical habitat, as required pursuant to N.J.A.C. 7:50-6, Parts II and III of the Pinelands CMP, the Pinelands Commission, in conjunction with Barnegat Township is pursuing the establishment of such a "Conservation Area" in Ocean Acres. The anticipated Conservation Area is depicted on the map attached hereto as Exhibit "C". Barnegat Township is finalizing amendments to its zoning ordinance

(hereinafter the “Revised Ordinance”) that are expected to establish this “Conservation Area” as a new zoning district within which residential development would be prohibited.

14. Additionally, certain areas within the Barnegat Township portion of Ocean Acres contain wetlands and required buffers to wetlands.

15. Barnegat Township and the Pinelands Commission have determined that amendments to Barnegat’s zoning ordinance are required in order to (i) afford adequate protection to habitat critical for the survival of the threatened and endangered species delineated in paragraph 12 above as required pursuant to N.J.A.C. 7:50-6, Parts II and III of the CMP and Sections 55-295E and 55-299B of Barnegat’s zoning ordinance through the establishment of a Conservation Area of approximately 730 lots, within which development would be prohibited; (ii) permit development to proceed where appropriate; and, (iii) allow the owners of land in the “Conservation Area” to realize some reasonable economic benefit for their land.

16. The Revised Ordinance is expected to permit development of the lots within the RH District located outside of the Conservation Area.

17. There is an area within the Conservation Area of Ocean Acres comprised of approximately 135-lots, which is generally defined as the area between Nautilus Drive, Avalon Avenue, Mutineer Avenue and Viking Drive, that the Pinelands Commission has determined constitutes habitat critical for the survival of the local population of Northern Pine Snakes that have been found within the Barnegat Township portion of Ocean Acres.

18. Were it not for the determination by the Pinelands Commission discussed in Paragraph 12 above, this 135-lot area would, given its location in a Pinelands Regional Growth Area, be available for residential development in accordance with the standards of the RH District.

19. MM contends that the area described in Paragraph 17 does not constitute critical habitat for Northern Pine Snake and has requested a period of two years from the date of the last signatory to this Agreement to undertake additional survey work in order to demonstrate this contention to the Pinelands Commission. The Northern Pinesnake Survey protocol and the necessary conclusions of the Northern Pine Snake Survey required for this demonstration will be developed by MM's consultant Ecolsciences, Inc. These protocols shall be approved by the Pinelands Commission staff prior to implementation of any additional survey work.

20. Given the unique and particular circumstances surrounding the development of Ocean Acres in Barnegat Township, namely the fact that this area was subdivided prior to the enactment of the Pinelands Protection Act and the promulgation of the Pinelands CMP, and that many of these lots remain under individual ownership, the Pinelands Commission has determined that, with the permanent protection of land located within the Conservation Area, in accordance with the anticipated provisions of the Revised Ordinance establishing the Conservation Area to protect habitat critical to the survival of the threatened or endangered species delineated in Paragraph 12 and located within the Barnegat Township portion of Ocean Acres, the development of the lots located outside of the Conservation Area, based upon currently available information, would be consistent with the standards regarding threatened and endangered species in N.J.A.C. 7:50-6, Part II and III.

21. MM has agreed to waive any and all rights it may have to challenge a Revised Ordinance, and agrees that the Subject Lots and Remaining Land shall be subject to a Revised Ordinance, so long as the Revised Ordinance adheres in all respects to the terms of this Agreement.

22. The Pinelands Commission, Barnegat and MM wish to set forth their agreement in writing and, therefore, mutually and voluntarily enter into this agreement.

NOW THEREFORE, the parties hereby stipulate and agree to the following:

23. The Parties' decision to enter into this Agreement is based solely on the considerations listed above.

24. As discussed in Paragraph 20 above, the Pinelands Commission has determined that, with the permanent protection of land located within the Conservation Area, in accordance with the anticipated provisions of the Revised Ordinance establishing the Conservation Area to protect habitat critical to the survival of the threatened or endangered species delineated in Paragraph 12 and located within the Barnegat Township portion of Ocean Acres, based upon currently available information, the development of the lots located outside of the Conservation Area would be consistent with the standards regarding threatened and endangered species in N.J.A.C. 7:50-6, Part II and III.

25. The Revised Ordinance is expected to include the following provisions:

a. All land located in the "Conservation Area" will be included in a new residential zoning district to be known as the RC - Residential Conservation ("RC") Zone. No development will be permitted in the RC Zone except for low intensity recreational uses and fish and wildlife management.

b. Subject to the terms and conditions set forth herein, detached single-family dwellings for residential purposes, together with accessory structures shall be permitted in the portions of Ocean Acres in Barnegat Township located outside of the Conservation Area in the RH-Residential High ("RH") Zone . This area is delineated in Exhibit "D" attached hereto.

c. Detached single-family dwellings for residential purposes, together with accessory structures may be constructed on all lots in the RH Zone that are 10,000 square feet or greater without the purchase and redemption of PDCs or the deed restriction of lots or vacant remaining land located in the RC Zone.

d. Detached single-family dwellings for residential purposes, together with accessory structures may be constructed on all lots in the RH Zone consisting of at least 9,000 square feet but less than 10,000 square feet provided that the owner of the lot proposed for development (i) purchases and redeems .25 PDCs ; (ii) permanently protects two existing lots in the RC Zone by dedicating them as open space through the recordation of a deed restriction with the Ocean County Clerk's Office, in a form approved by the Township Solicitor and the Pinelands Commission, prohibiting development with the exception of low intensity recreational uses and fish and wildlife management; (iii) permanently protects two thirds of an acre of vacant remaining land in the RC Zone, which is not defined as wetlands and is located outside of existing residentially subdivided lots, through the recordation of a deed restriction with the Ocean County Clerk's Office, in a form approved by the Township Solicitor and the Pinelands Commission, prohibiting development with the exception of low intensity recreational uses and fish and wildlife management; or (iv) permanently protects two (2.0) acres of vacant remaining land, which is defined as wetlands and is located outside of existing residentially subdivided lots, through the recordation of a deed restriction with the Ocean County Clerk's Office, in a form approved by the Township Solicitor and the Pinelands Commission, prohibiting development with the exception of low intensity recreational uses and fish and wildlife management.

e. All lots smaller than 9,000 square feet located within the RH Zone may not be developed for any purpose without dimensional variance relief.

f. Any person proposing to develop an undersized lot in the RH Zone, who, as of the effective date of the Revised Ordinance described herein, also owns one or more lots located in the RC Zone will be required to deed restrict the lot within the RC Zone (or two lots within the RC Zone for each undersized lot proposed for development within the RH Zone, if such person owns more than one lot within the RC Zone) prior to availing him or herself of the option to purchase PDCs.

g. Any person proposing to develop an undersized lot in the RH Zone, who, as of the effective date of the Revised Ordinance described herein, does not own a lot or remaining vacant land in the RC Zone, may either deed restrict land in the RC Zone or purchase and redeem .25 PDCs.

26. Barnegat agrees to take all steps necessary to revise its Zoning Ordinance in accordance with the terms of this Agreement and in compliance with the notice requirements of N.J.S.A. 40:55D-62.1.

27. As discussed in Paragraph 17 above, there is an area within the Conservation Area of Ocean Acres comprised of approximately 135-lots, which is generally defined as the area between Nautilus Drive, Avalon Avenue, Mutineer Avenue and Viking Drive, that the Pinelands Commission staff has determined constitutes habitat critical for the survival of the local population of Northern Pine Snakes found in the Barnegat Township portion of Ocean Acres.

28. MM contends that the area described in Paragraph 17 does not constitute critical habitat for Northern Pine Snake and has requested a period of two years to undertake additional survey work in order to demonstrate this contention to the Pinelands Commission staff.

29. During the two years that MM is undertaking the additional survey work discussed in Paragraph 28 above, and notwithstanding the requirements of Paragraph 25.f. above, a property owner proposing to develop an undersized lot in the RH Zone shall not be required to deed restrict any land that he or she may own in the area described in Paragraph 17 above. Rather, such individual, if he or she does not own additional lots located within the RC Zone located outside of the area described in Paragraph 17 above, may purchase and redeem .25 PDCs in exchange for developing an undersized lot in the RH zone. Any person who owns lots within the RC Zone both inside and outside of the area described by Paragraph 17, shall comply with the requirements of paragraph 25.f. above and shall deed restrict the lots that he or she owns within the RC Zone located outside of the area described by Paragraph 17, prior to availing him or herself of the option of purchasing and redeeming PDCs.

30. Should the Pinelands Commission determine, based on the submission of new information generated by the additional survey work discussed in Paragraph 28 above, that the area described in Paragraph 17 above or a designated portion thereof does not constitute habitat critical for the survival of the local population of Northern Pine Snake found in Ocean Acres, Barnegat agrees to promptly amend its Zoning Ordinance to remove this area or the designated portion thereof from the RC Zone and place it within the RH Zone and to submit such ordinance to the Pinelands Commission for certification pursuant to N.J.A.C. 7:50-3.45.

31. The parties agree that all development within Ocean Acres shall adhere to the requirements of Barnegat Township's certified Land Use Ordinance and the Pinelands CMP.

32. MM is not required to undertake additional studies, surveys, or investigations regarding the threatened or endangered species located in Ocean Areas and delineated in Paragraph 11 above in order to develop the areas of Ocean Acres located outside of the

Conservation Area for 5 years from the execution of this Agreement by all parties thereto unless, based on new information that differs from the information available to the Pinelands Commission at the time that it executes this Agreement, the Pinelands Commission determines habitat critical to the survival of the local population of such threatened or endangered species is being subjected to irreversible adverse impacts. At the expiration of this 5 year period, MM will only need to undertake additional studies, surveys or investigations regarding the threatened or endangered species located in Ocean Areas and delineated in Paragraph 11 above, if the Pinelands Commission determines that because of changes in the environmental conditions in Ocean Acres additional studies, surveys or investigations for such species are needed. The Pinelands Commission, in its review of development applications submitted for Ocean Acres, will consider the threatened or endangered species information regarding such species available to it at the time it reviews such applications for development, to determine that the development is consistent with the Pinelands CMP, including the standards regarding threatened and endangered species in N.J.A.C. 7:50-6, Parts II and III of the Pinelands CMP. Notwithstanding the foregoing, MM acknowledges that it is required to conduct the additional survey work for Northern Pine Snake that is discussed in Paragraph 28 above in order for MM to demonstrate its contention that the area described in Paragraph 17 above does not constitute critical habitat for the survival of the local population of Northern Pine Snakes.

33. With regard to new threatened or endangered species, i.e. species for which MM did not survey and which are not discussed in paragraph 11 above, MM agrees that should a new threatened or endangered species be discovered at Ocean Acres it will undertake any studies, surveys, or investigations necessary to demonstrate whether or not the development will have irreversible adverse impacts on the survival of any local population of such threatened or

endangered species or habitat that is critical to the survival of any local population of that threatened or endangered species.

34. In connection with the development of single family homes in the RH District, the Township and MM have independently, without the participation of the Pinelands Commission, reached the following agreements. The Pinelands Commission is not a party to these independent agreements and reserves its rights under the Pinelands CMP to review any actions taken in accordance with these independent agreements:

a. MM agrees to pay the Township the sum of \$200,000.00 on or before 90 days after the adoption of the Revised Ordinance. Such funds shall be utilized by the Township in connection with the design and construction of public recreational facilities to be located in Barnegat Township. MM shall receive zero credit for such payment against recreational assessments it may otherwise owe under applicable law in connection with the development of the Ocean Acres section of Barnegat Township.

b. The Township recognizes and acknowledges that until a public water system is available for residential development in the Ocean Acres section of Barnegat Township MM will continue to obtain well permits in accordance with all applicable local, county, state and federal laws, rules, regulations and ordinances. MM shall promptly and at its sole cost and expense, connect all of the single family homes it has constructed in the Barnegat Township section of Ocean Acres to such public water system. Thereafter, so long as such public water system is available, MM shall connect all future single family homes in the Ocean Acres section of Barnegat Township to such public water system.

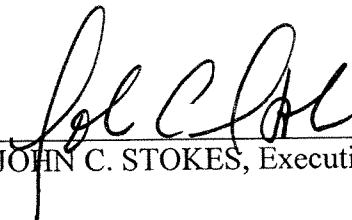
c. The Township and MM recognize that due to the limitations imposed by the creation of the Conservation Area, various public streets originally intended to interconnected with other public streets will terminate in “dead end” streets. At the terminus of such public streets, outside of the Conservation Area, MM shall construct cul de sacs, subject to the following terms and conditions. Whenever feasible there shall be a 40 foot cartway radius and a 48 foot right of way radius for each cul de sac. To the extent that MM owns any lots adjoining the cul de sac, an easement shall be granted to the Township, at no cost, to accommodate such specifications. To the extent that MM does not own the residential lots adjoining the cul de sac, then Barnegat Township, may at its option, condemn such land as may be necessary for an easement to meet the specifications set forth above. In the event that the Township proceeds by the way of eminent domain, then MM shall reimburse the Township for all costs associated with such condemnation action; however, such amounts shall be considered reimbursable development costs in connection with the Reimbursement Agreement executed by Barnegat Township and Walters Development Co., LLC on March 23, 2003. In the event that the Township chooses not to proceed by eminent domain, then the cul de sacs shall be designed and constructed within the available right of way and easements granted by Walters that would otherwise have been necessary to construct the improvements described above as if all necessary easements had been granted or condemned.

35. This Agreement is binding upon and intended for the exclusive benefit of the Parties hereto and their respective successors hereunder, and shall not be deemed to give, either express or implied, any legal or equitable right, remedy, or claim to any other entity or person whatsoever.

36. This Agreement may be executed by each of the parties hereto in any number of counterparts, each of which counterpart, when so executed and delivered, shall be deemed to be an original and all such counterparts shall together constitute one and the same agreement.

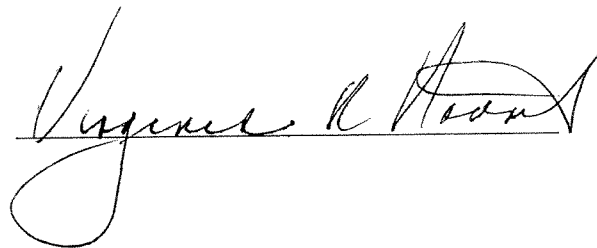
IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed by a duly authorized officer or official as of the day and year first written above.

NEW JERSEY PINELANDS COMMISSION

By: 
JOHN C. STOKES, Executive Director


Dated: 9/13/04

TOWNSHIP OF BARNEGAT

By: 

Dated: _____

MARK MADISON, LLC

By: 
EDWARD M. WALTERS, JR.

Dated: _____

EXHIBIT A

	BLOCK	LOT
1	92.01	10
2	92.03	5
3	92.03	6
4	92.03	7
5	92.03	13
6	92.04	1
7	92.04	2
8	92.04	6
9	92.04	8
10	92.04	9
11	92.05	2
12	92.05	15
13	92.05	16
14	92.05	17
15	92.05	18
16	92.05	24
17	92.05	25
18	92.05	32
19	92.06	1
20	92.06	2
21	92.07	1
22	92.07	8
23	92.07	9
24	92.07	10
25	92.07	11
26	92.07	12
27	92.07	13
28	92.07	15
29	92.08	4
30	92.08	5
31	92.08	8
32	92.09	8
33	92.09	10
34	92.09	20
35	92.09	21
36	92.09	22
37	92.09	23
38	92.09	24
39	92.09	28
40	92.09	29
41	92.09	30
42	92.09	31
43	92.09	32

	BLOCK	LOT
44	92.10	5
45	92.10	8
46	92.10	9
47	92.10	10
48	92.10	11
49	92.10	19
50	92.10	23
51	92.11	3
52	92.11	7
53	92.11	8
54	92.11	9
55	92.11	10
56	92.11	14
57	92.11	15
58	92.11	16
59	92.11	17
60	92.11	18
61	92.11	19
62	92.11	20
63	92.11	21
64	92.11	29
65	92.11	30
66	92.11	31
67	92.11	32
68	92.12	1
69	92.12	2
70	92.12	3
71	92.12	5
72	92.12	8
73	92.12	9
74	92.12	10
75	92.12	14
76	92.12	15
77	92.12	16
78	92.12	17
79	92.12	26
80	92.15	4
81	92.15	5
82	92.15	36
83	92.15	40
84	92.15	50
85	92.15	52
86	92.15	53

	BLOCK	LOT
87	92.15	54
88	92.16	3
89	92.16	4
90	92.16	5
91	92.16	10
92	92.16	18
93	92.16	22
94	92.16	23
95	92.16	24
96	92.16	25
97	92.16	30
98	92.16	33
99	92.16	34
100	92.16	35
101	92.16	36
102	92.16	38
103	92.16	39
104	92.16	40
105	92.16	43
106	92.16	46
107	92.16	47
108	92.16	48
109	92.16	49
110	92.17	25
111	92.17	26
112	92.19	11
113	92.19	12
114	92.19	14
115	92.19	15
116	92.19	16
117	92.19	19
118	92.19	21
119	92.19	23
120	92.19	24
121	92.20	2
122	92.20	3
123	92.20	4
124	92.20	5
125	92.20	9
126	92.20	10
127	92.20	11
128	92.20	12
129	92.20	13

	BLOCK	LOT
130	92.20	14
131	92.20	15
132	92.22	8
133	92.22	9
134	92.22	12
135	92.22	13
136	92.22	14
137	92.22	15
138	92.22	16
139	92.22	17
140	92.23	3
141	92.23	6
142	92.23	7
143	92.23	8
144	92.23	10
145	92.23	11
146	92.23	15
147	92.23	16
148	92.23	24
149	92.23	25
150	92.23	29
151	92.23	30
152	92.24	1
153	92.24	14
154	92.24	15
155	92.24	16
156	92.24	21
157	92.24	29
158	92.25	1
159	92.25	2
160	92.25	27
161	92.25	28
162	92.25	29
163	92.25	30
164	92.25	33
165	92.26	2
166	92.26	3
167	92.26	4
168	92.26	5
169	92.26	7
170	92.26	8
171	92.26	10
172	92.26	11
173	92.26	12

	BLOCK	LOT
174	92.26	13
175	92.26	14
176	92.27	5
177	92.27	6
178	92.27	9
179	92.27	11
180	92.27	15
181	92.28	8
182	92.28	9
183	92.28	10
184	92.28	18
185	92.29	10
186	92.29	11
187	92.29	12
188	92.29	13
189	92.30	7
190	92.30	8
191	92.30	9
192	92.31	2
193	92.31	4
194	92.31	5
195	92.31	7
196	92.31	8
197	92.31	11
198	92.32	10
199	92.32	12
200	92.32	13
201	92.32	14
202	92.33	11
203	92.33	12
204	92.33	13
205	92.35	1
206	92.35	2
207	92.35	3
208	92.35	4
209	92.35	5
210	92.35	6
211	92.35	10
212	92.35	11
213	92.35	18
214	92.35	19
215	92.35	20
216	92.36	3
217	92.36	4

	BLOCK	LOT
218	92.36	5
219	92.36	9
220	92.36	10
221	92.36	11
222	92.36	14
223	92.36	19
224	92.36	20
225	92.36	21
226	92.36	22
227	92.36	24
228	92.36	28
229	92.36	29
230	92.36	30
231	92.36	31
232	92.37	2
233	92.37	3
234	92.37	4
235	92.37	6
236	92.37	7
237	92.37	8
238	92.37	9
239	92.37	10
240	92.38	1
241	92.38	2
242	92.38	3
243	92.38	4
244	92.38	5
245	92.38	7
246	92.38	8
247	92.38	9
248	92.38	13
249	92.39	5
250	92.39	7
251	92.39	8
252	92.39	10
253	92.39	11
254	92.39	17
255	92.40	6
256	92.40	7
257	92.40	8
258	92.41	23
259	92.41	30
260	92.41	31
261	92.41	32

	BLOCK	LOT
262	92.43	6
263	92.43	11
264	92.43	12
265	92.43	13
266	92.43	15
267	92.43	16
268	92.44	12
269	92.44	13
270	92.44	14
271	92.44	15
272	92.45	5
273	92.45	18
274	92.45	19
275	92.45	20
276	92.45	23
277	92.45	24
278	92.45	45
279	92.47	3
280	92.47	4
281	92.47	5
282	92.47	11
283	92.47	12
284	92.47	13
285	92.47	14
286	92.47	23
287	92.47	26
288	92.47	27
289	92.48	9
290	92.48	33
291	92.50	1
292	92.50	2
293	92.50	12
294	92.51	2
295	92.51	13
296	92.51	14
297	92.52	17
298	92.53	1
299	92.53	2
300	92.53	3
301	92.53	7
302	92.53	12
303	92.53	13
304	92.53	14
305	92.53	23

	BLOCK	LOT
306	92.53	28
307	92.53	31
308	92.53	32
309	92.53	33
310	92.53	34
311	92.53	35
312	92.54	7
313	92.54	8
314	92.55	3
315	92.55	7
316	92.55	8
317	92.55	9
318	92.55	10
319	92.55	11
320	92.56	6
321	92.56	9
322	92.57	4
323	92.57	5
324	92.57	6
325	92.57	12
326	92.57	13
327	92.57	14
328	92.57	15
329	92.57	23
330	92.58	1
331	92.58	4
332	92.58	5
333	92.58	10
334	92.59	1
335	92.59	3
336	92.59	4
337	92.59	5
338	92.59	11
339	92.59	12
340	92.59	13
341	92.59	14
342	92.59	15
343	92.59	16
344	92.59	17
345	92.60	4
346	92.60	5
347	92.60	8
348	92.60	9
349	92.60	10

	BLOCK	LOT
350	92.60	11
351	92.60	12
352	92.60	13
353	92.61	2
354	92.61	5
355	92.61	6
356	92.61	7
357	92.61	8
358	92.61	11
359	92.61	16
360	92.61	17
361	92.62	1
362	92.62	2
363	92.62	3
364	92.62	4
365	92.62	5
366	92.63	6
367	92.63	10
368	92.64	5
369	92.64	7
370	92.64	8
371	92.64	11
372	92.64	13
373	92.64	16
374	92.64	17
375	92.64	28
376	92.64	29
377	92.64	30
378	92.64	43
379	92.65	8
380	92.65	10
381	92.65	11
382	92.65	12
383	92.66	1
384	92.66	2
385	92.66	3
386	92.66	4
387	92.66	5
388	92.66	7
389	92.66	10
390	92.66	11
391	92.66	12
392	92.66	21
393	92.66	22

	BLOCK	LOT
394	92.66	23
395	92.66	26
396	92.66	27
397	92.66	28
398	92.66	29
399	92.66	30
400	92.67	1
401	92.67	3
402	92.67	4
403	92.67	5
404	92.67	7
405	92.67	8
406	92.67	9
407	92.67	10
408	92.67	11
409	92.67	12
410	92.67	13
411	92.67	14
412	92.67	15
413	92.68	17
414	92.68	18
415	92.71	7
416	92.71	20
417	92.71	25
418	92.71	29
419	92.71	30
420	92.72	5
421	92.72	18
422	92.72	23
423	92.73	5
424	92.73	6
425	92.73	20
426	92.73	21
427	92.73	22
428	92.73	23
429	92.74	1
430	92.74	6
431	92.74	7
432	92.74	16
433	92.74	17
434	92.74	18
435	92.74	19
436	92.74	20
437	92.74	21

	BLOCK	LOT
438	92.74	22
439	92.76	4
440	92.79	10
441	92.79	11
442	92.79	12
443	92.79	13
444	92.79	14
445	92.80	2
446	92.80	21
447	92.81	2
448	92.82	7
449	92.82	11
450	92.82	16
451	92.82	17
452	92.82	21
453	92.82	22
454	92.82	23
455	92.83	1
456	92.83	7
457	92.83	8
458	92.83	9
459	92.83	12
460	92.83	13
461	92.83	15
462	92.83	16
463	92.83	19
464	92.83	20
465	92.83	22
466	92.83	23
467	92.83	29
468	92.83	31
469	92.83	32
470	92.84	3
471	92.84	15
472	92.84	16
473	92.84	17
474	92.84	18
475	92.84	19
476	92.84	20
477	92.84	21
478	92.84	22
479	92.84	23
480	92.85	6
481	92.86	1

	BLOCK	LOT
482	92.86	6
483	92.86	7
484	92.86	8
485	92.86	9
486	92.86	10
487	92.86	11
488	92.86	12
489	92.86	23
490	92.87	4
491	92.87	10
492	92.87	15
493	92.87	19
494	92.87	20
495	92.87	26
496	92.87	30
497	92.87	31
498	92.87	32
499	92.87	40
500	92.87	41
501	92.87	45
502	92.88	8
503	92.88	9
504	92.88	10
505	92.88	11
506	92.88	13
507	92.88	18
508	92.89	3
509	113.02	7
510	113.02	9
511	113.02	14
512	113.02	15
513	113.02	23
514	113.02	27
515	113.03	21
516	113.03	22
517	113.03	34
518	113.03	36
519	113.03	38
520	113.03	40
521	113.03	43
522	113.03	44
523	113.03	45
524	113.03	46
525	113.03	47

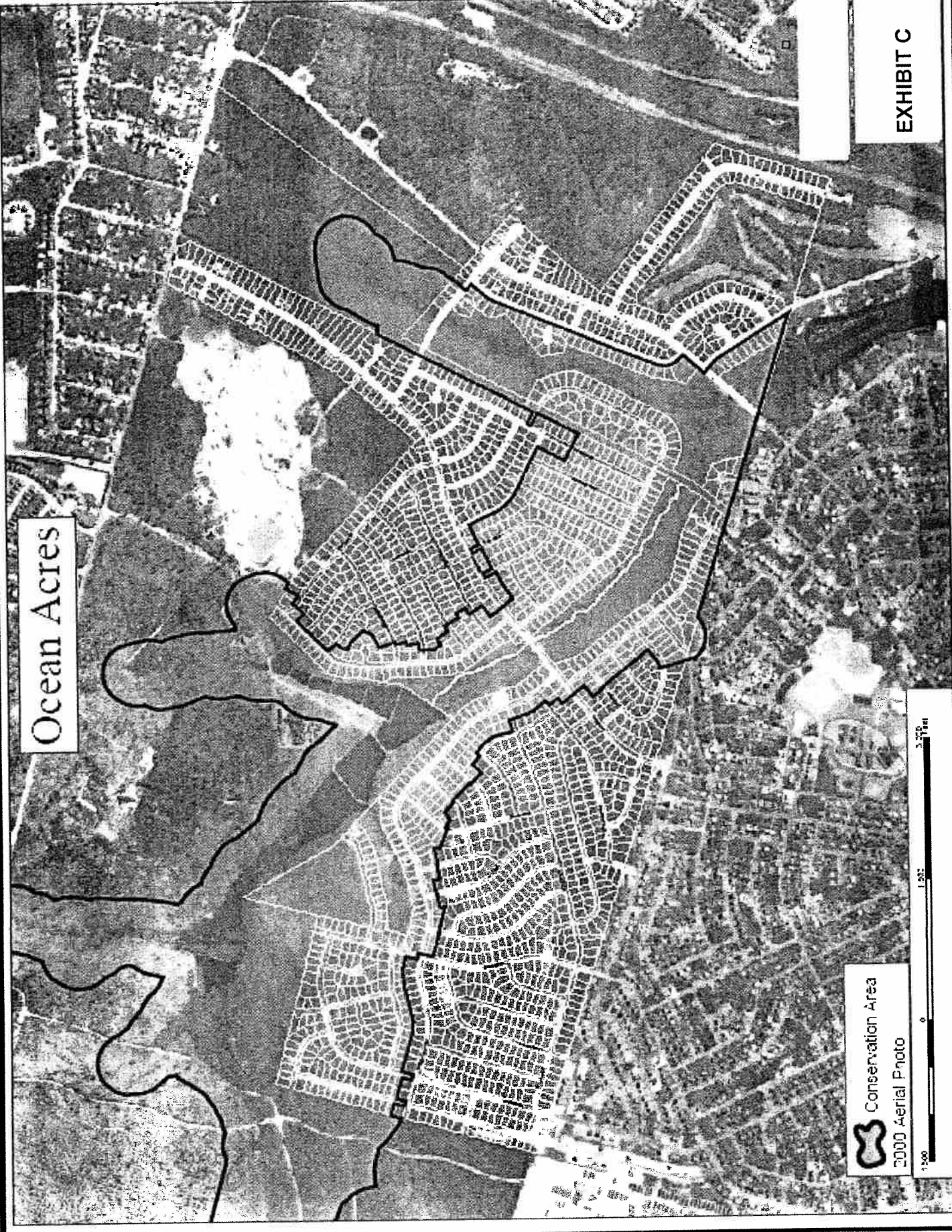
	BLOCK	LOT
526	113.03	48
527	113.03	50
528	113.03	51
529	113.03	52
530	113.03	53
531	113.03	54
532	113.03	57
533	113.04	6
534	113.04	7
535	113.04	8
536	113.04	9
537	113.05	13

Exhibit B
The Remaining Land

	BLOCK	LOT
1	92.14	8
2	92.15	69
3	92.15	70
4	92.41	33
5	92.41	34
6	92.45	46
7	92.47	30
8	92.48	40
9	92.70	2
10	92.78	2

Ocean Acres

Conservation Area
2000 Aerial Photo



Ocean Acres

Conservation Area
2000 Aerial Photo

