
**North Shore of Long Island,
Asharoken, New York
Coastal Storm Risk Management
Feasibility Study**

Appendix E

Real Estate Plan

November 2015

North Shore of Long Island, New York, Asharoken Coastal Storm Risk Management Feasibility Study

REAL ESTATE APPENDIX

**U.S. ARMY CORPS OF ENGINEERS
NEW YORK DISTRICT
REAL ESTATE DIVISION**

November 2015

NOVEMBER 2015 REAL ESATE PLAN
North Shore of Long Island, New York, Asharoken
Coastal Storm Risk Management Feasibility Study

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Preamble

Project Authorization: The North Shore of Long Island, New York, Asharoken Coastal Storm Risk Management Feasibility Study was authorized by the Committee of Public Works and Transportation, United States House of Representatives, adopted May 19, 1993. The study was authorized after multiple storms caused significant flooding and erosion on the north shore of Long Island.

In response to extensive regional storm damage in the aftermath of Hurricane Sandy, Congress passed the Disaster Relief Appropriations Act of 2013, Public Law (P.L.) 113-2. The North Shore of Long Island, New York, Asharoken Coastal Storm Risk Management Feasibility Study was identified in the May 2013 Second Interim Report to Congress as a feasibility study to be completed at 100% Federal expense. This report is a response to this authorization.

Official Project Designation: The North Shore of Long Island, New York, Asharoken Coastal Storm Risk Management Feasibility Study (the “Asharoken Study” or the “Study”).

Project Location: The Village of Asharoken (“Asharoken”) is a residential community located on the north shore of Long Island approximately 25 miles east of New York City. Asharoken occupies approximately 1.4 square miles of land on the north shore of Long Island, in Suffolk County, New York. Asharoken is bounded by Long Island Sound to the North, the Hamlet of Eaton’s Creek and Huntington’s Bay to the West, Northport Bay to the South, and the Village of Northport and the Hamlet of Fort Salonga to the East.

The eastern side of Asharoken is an isthmus connecting Asharoken and Eaton’s Neck to the main body of Long Island. Most development in the village is located on the narrow section of the isthmus between Long Island Sound, and Northport Bay. The narrowest part of this area is approximately 230 feet, expanding to 1,000 feet (one fifth of a mile) to the south.

Non-Federal Sponsor: The Non-Federal Sponsor for the Project is the New York State Department of Environmental Conservation (the “Sponsor” or “NYSDEC”).

1. Statement of Purpose

The purpose of this Real Estate Plan (REP) is to provide an overview of the real estate requirements for the Study. This report is an attachment to the 2014 Feasibility Report.

2. Project Purpose and Features

- Project Purpose: The purpose of the Project is to provide protection to low-lying residential structures against erosion caused by coastal storms, inundation, and wave attack along Asharoken Avenue. During Hurricane Sandy on 29 October 2012, the most recent storms, the northern area of Asharoken Beach experienced storm surge and wave attack that has caused overtopping of the dune system and erosion of the beach. This overtopping has deposited sand and debris on Asharoken Avenue, causing the road to be impassible for days. The overtopping also caused damage to utilities and the road bed. The flooding on Asharoken Avenue for days immediately after Hurricane Sandy, making emergency response to Eaton's Neck and Asharoken very difficult and travel for residents impossible.

- Plan of Improvement: Coastal Storm Risk Management: The plan of improvement requires the placement of beachfill, as well as construction of a groin field the west critical erosion area to protect against storm damage and reduce renourishment frequency and quantity. A groin field will be constructed along the existing Section 103 steel bulkhead west of the existing (150 ft) rock groin. This groin field consists of three rock groins with lengths 120 ft, 100 ft, and 80 ft tapering from east to west. The layout of the 120 ft and 100 ft groins will be on top of the footprint of the damaged groins. The purpose of this rehabilitated groin field is to retain a design beachfill width necessary to provide toe protection of the steel bulkhead seawall and to reduce wave height and runup, overtopping at this shoreline. Historically, this section of bulkhead seawall experienced frequent storm damage due to disruption of sediment supply caused by the existing rock groin and storm damage of the existing groins in front of the seawall. An option of shortening or removal of the existing 150 ft groin was considered but discarded due to concerns of potential de-stabilization of the upstream (eastern) dune and beach shoreline. In addition, the shoreline response of groin shortening is not as effective as the groin field.

- Required Lands, Easements, and Rights-of-Way (LERR): The total LER required in support of the Project is approximately **87.39 acres**; approximately 0.07 acres required in fee, and approximately 87.32 acres required in permanent easements. Temporary Work Area Easements may be required for construction of the Project and will be determined during the Plans and Specs phase. The Project impacts approximately **240 parcels**, impacting approximately **224 private owners** and **3 public owners**. The recommended minimum real estate interest and standard estates to be acquired are as follows:

- I. *Fee (Standard Estate No. 1)* - Approximately **0.07 acres** are required in fee for public access purposes. Three fee acquisitions will make up public access paths running perpendicular from Asharoken Avenue to the shore. Precise locations for the public access points are at this time undetermined. The public access plan submitted by the Sponsor locates three areas within which public access points may be located. Sites will be selected based on

properties in appropriate locations where such a six foot parcel can be acquired with the least impact to the property owners’ use and enjoyment of the property. The location of public access points will be determined by the non-Federal Sponsor consistent with the Public Access Appendix and Federal regulation.

II. *Perpetual Beach Storm Damage Reduction Easement (Standard Estate No. 26)* – Perpetual Beach Storm Damage Reduction Easements must be acquired over approximately **87.39** acres of land, impacting **254 parcels**, and **237 private owners** and **3 public owners**. The location of the Permanent Easements is identified in Exhibit B. Due to State of New York restrictions on the alienation of public land, requisite access to public lands will be authorized through Access Agreements. See paragraph 20(a) below for further detail.

III. *Temporary Work Area Easement (Standard Estate No. 15)* - Temporary work areas may be necessary for this project, but have not yet been identified. The need for temporary work areas will be identified during the Plans and Specs phase. The proposed temporary work areas are typically adjacent to land to be acquired for Project construction. The duration of any necessary temporary work area Easements will be three years, the estimated time necessary for project construction.

IV. *Borrow Area* – The Project proposes to nourish the beach using sand from the Asharoken Offshore Borrow Area located in Long Island Sound approximately ½ mile northwest of the Project location. The acquisition of real property for borrow or disposal purposes are not required for the Project. NYSDEC will provide the Corps with authorization to use the Asharoken Offshore Borrow Area as a sand source through a Section 401 Water Quality Certificate. The Corp of Engineers has obtained water quality certificates from NYS DEC in support of other projects.

V. *LER Summary*- The impacted parcels and LER to be acquired are provided in Exhibit “B” and the recommended standard estate language in Exhibit “C” herein. The following chart summarizes the required LER for the Project:

Required Interest	Required Acres	Acres Below the MHW	Number of Parcels		Number of Owners		Acquisition Cost
			Private	Public	Private	Public	
• Fee	0.07	0.00	3	0	3	0	\$30,000
• Perpetual Beach Storm Damage Reduction Easement	87.32	55.45	237	17	224	3	\$1,902,000
					10% Contingency		\$193,000
Total:	<u>87.39</u>	55.45	240	17			\$2,125,000

The New York District completed an appraisal cost estimate on 17 February 2015. The **total estimated cost for the required LER is \$2,125,000** (including a 10% contingency therein). The effective date of this value is 17 February 2015.

3. Land, Easements, and Rights-of-Way (LER) Owned by the Non-Federal Sponsor

The Sponsor owns no LER required for the construction, operation, and maintenance for the project.

4. Non-Standard Estates

There are currently no proposed non-standard estates required as part of the LER for the Project.

5. Existing Federal Projects

The USACE has investigated potential solutions for coastal storm risk management and beach erosion in the study area since the 1960s.

1. The **Beach Erosion Control and Interim Hurricane Study** was completed in June 1969. The final report detailed a possible plan that would include the construction of floodwalls, dunes and barrier structures. The plan was found not to be economically feasible.
2. A **Continuing Authorities Program (CAP) Section 14 Initial Appraisal Report** was completed in June 1986. It stated that no critical public facilities (roads, utilities, and government buildings) were being imminently threatened by erosion.
3. A **CAP Section 103 Reconnaissance Report** was completed in November 1988). It stated that there was no justification for Federal participation in a project.
4. A **CAP Section 14 Initial Appraisal Report** was completed in November 1993. It stated that an emergency situation existed along Asharoken Avenue and that Federal interest in a project was warranted. A project was constructed in 1996-1997 under Section 103 of the River and Harbor Act of 1962.
5. A **Reconnaissance Report of the North Shore of Long Island** was completed in 1995. It identified a potential Federal interest in pursuing a feasibility study for the Asharoken Beach shoreline (2.4 miles) and other north shore problem areas.

Two projects have been built on Asharoken Beach. First, sand was brought in to restore erosion losses due to the 1962 Ash Wednesday storm. About 840,000 cubic yards of sand (640,000 cubic yards by New York State and 200,000 cubic yards by the Village of Asharoken) was taken from offshore borrow areas and placed on the beach. Over the last fifty years, the ocean has largely eroded this placed sand.

Second, an emergency shoreline protection project for the northwestern 900 linear feet of Asharoken Avenue near Bevin Road was completed in 1997 by the USACE in partnership with the New York State Department of Environmental Conservation (NYSDEC) under the authority of CAP Section 103 (Figure 4). The project design included a 10 foot tall steel sheet pile (top elevation of +12.5 feet NGVD) with riprap toe protection on the exposed (Long Island Sound)

side and sand backfill on the landside. A 20-foot wide artificial dune behind the wall was stabilized with geotextile matting and planted with dune grass. The project was damaged but did provide protection to the roadway during Hurricane Sandy (2012), Hurricane Irene (2011), Hurricane Ernesto (2006), and nor'easters in 2009 and 2010. It was repaired after each event, and the timber caps were replaced with bent steel caps after Hurricane Sandy.

6. Federally-Owned Land

There are no known federally-owned lands included in the LER required for the Project.

7. Navigational Servitude

Approximately 55.45 acres of land required for the Perpetual Beach Storm Damage Reduction Easement lie below the mean high water line. The Federal navigational servitude is not impacted by the Project; therefore, any Federal rights in that navigational servitude will not be exercised for the Project.

8. Maps

The Project real estate maps are provided in Exhibits "A" herein.

9. Induce Flooding

No induced flooding is currently anticipated as a result of the Project.

10. Baseline Cost Estimate for Real Estate

An itemized BCERE is provided in Exhibit "D" in Micro-Computer Aided Cost Estimating System (MCACES) format with estimated real estate costs.

If approved, the Project will be cost-shared (35% - 65%) with the Sponsor utilizing funds provided in P.L. 113-2. As of this report, no reimbursable real estate acquisition related expenses have been incurred by the Sponsor. Any future documented real estate acquisition related expenses incurred by the Sponsor will be reimbursed at the cost-shared amount. The Sponsor will not be credited for any cost associated with acquiring publicly-owned lands. The following is a summary of the Project's estimated real estate costs:

01 Account Lands and Damages

<u>Incidental Costs</u>	<u>Cost</u>
Non-Federal-----	\$3,022,200
<u>Acquisition Costs</u>	
Non-Federal-----	\$2,224,989
Federal-----	<u>\$0</u>

	Subtotal:	<u>\$5,247,189</u>
20% Contingency (less Land Payments)-----		<u>\$624,440</u>
Total Lands and Damages-----		<u>\$5,871,629</u>

30 Account Project Management

<u>Incidental Costs</u>	<u>Cost</u>
Federal-----	<u>\$501,110</u>
20% Contingency-----	<u>\$100,220</u>
Total Project Management Costs-----	<u>\$601,320</u>

A 20% contingency was allocated to the overall real estate costs, less Land Payments shown in line item 01B1 of the BCERE because a 10% contingency is included in the appraisal cost estimate.

11. Compliance with Public Law 91-646

The USACE does not anticipate the Project resulting in the displacement of any persons under Public Law 91-646, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (hereinafter “P.L. 91-646”); therefore, no persons would qualify for relocation benefits under the P.L. 91-646. In the event the Project causes the displacement of qualified persons under P.L. 91-646, the USACE will comply with the Act and the regulations promulgated thereunder.

12. Minerals and Timber

There are no present or anticipated mineral activities or timber harvesting within the LER required for the Project.

13. Land Acquisition Experience and Ability of the Local Sponsor

The Sponsor maintains the legal and professional capability and experience to acquire the LER in support of the Project. The Sponsor has condemnation authority and other applicable authorities that may apply if necessary to support acquisition measures.

The Sponsor has successfully acquired the real estate for the Coney Island FCCE Project and is currently the non-Federal Sponsor for the Fire Island to Moriches Inlet Stabilization Project, and the Long Beach Island, New York Project.

The Non-Federal Sponsor Capability Assessment Checklist is attached as Exhibit “E” herein.

14. Zoning

No application or enactment of local zoning ordinances is anticipated in lieu of, or to facilitate, the acquisition of LER in connection with the Project.

15. Schedule of Acquisition

<u>Milestone</u>	<u>Date</u>
PPA Execution-----	October 2016
Sponsor’s Notice to Proceed with Acquisition-----	October 2016
Authorization for Entry for Construction-----	December 2016
Certification of Real Estate-----	January 2017
Ready to Advertise for Construction-----	February 2017
Crediting Closeout-----	February 2018

16. Facility / Utility Relocations

There are no facility relocations for the Project.

17. Hazardous, Toxic and Radioactive Waste (HTRW)

There are no known contaminants or HTRW issues associates with the LER required for the Project.

18. Project Support

Local officials and residents appear to be supportive of the Project. A minority of local residents is concerned with the consequences opening Asharoken beaches to the public as required by USACE regulation. In addition, there is potential resistance from owners who are adversely impacted by the project and whose land may be acquired for groin construction or public access purposes.

19. Notification to Non-Federal Sponsor

A formal written notification of the risks (as outlined in paragraph 12-31, Chapter 12, ER 405-1-12, Real Estate Handbook, 20 Nov 85) associated with acquiring the LER for this project prior to the full execution of the Project Partnership Agreement (PPA) will be provided through letter.

20. Other Issues

- a. Access Agreements

The State of New York restricts the alienation of public land, limiting NYSDEC's ability to acquire easements over publicly owned lands within the Project. Required access to the public parcels will be acquired through an Access Agreement executed between the Sponsor and the relevant governing entity. These Access Agreements will incorporate the full body of text from the Perpetual Beach Storm Damage Reduction Easement. The Access Agreements will authorize sand placement over public lands, and where required, construction of groins.

- b. Substantially encumbered unimproved lots.

The Project requires acquisition of the Perpetual Beach Storm Damage Reduction Easements over the entirety of approximately 121 vacant, development restricted parcels. Owners typically use these parcels for recreational purposes. Since these parcels are of limited economic value, acquisition of the Perpetual Beach Storm Damage Reduction Easement is sufficient.

- c. NY State Law requires structures be acquired in fee.

USACE policy recommends the required real estate for permanent structures be acquired as an easement; however, New York State law requires that coastal structures constructed on the beach by the State of New York must be on lands owned in fee. Per New York State law, the NFS will acquire the properties in fee, while reimbursement will be limited to the appraised value of an easement.

- d. There is no known preserved or park land within or adjacent to the LER required for the project.

- e. There are no known historical sites within and or adjacent to the LER required for the project.

- f. There are no known existing encumbrances (i.e. easements, rights-of-way, etc.) that would impact Project construction.

21. Points of Contact

The points of contact for this real estate plan is the undersigned at (917)790-8448 (email: Noreen.D.Dresser@usace.army.mil) or the Real Estate Project Delivery Team member Realty Specialist Robert A. Vohden at (917)790-8093 (email: Robert.A.Vohden@usace.army.mil).

22. Recommendations

This REP has been prepared in accordance with Chapter 12, ER 405-1-12, Real Estate Handbook, 20 Nov 85. It is recommended that this report be approved.

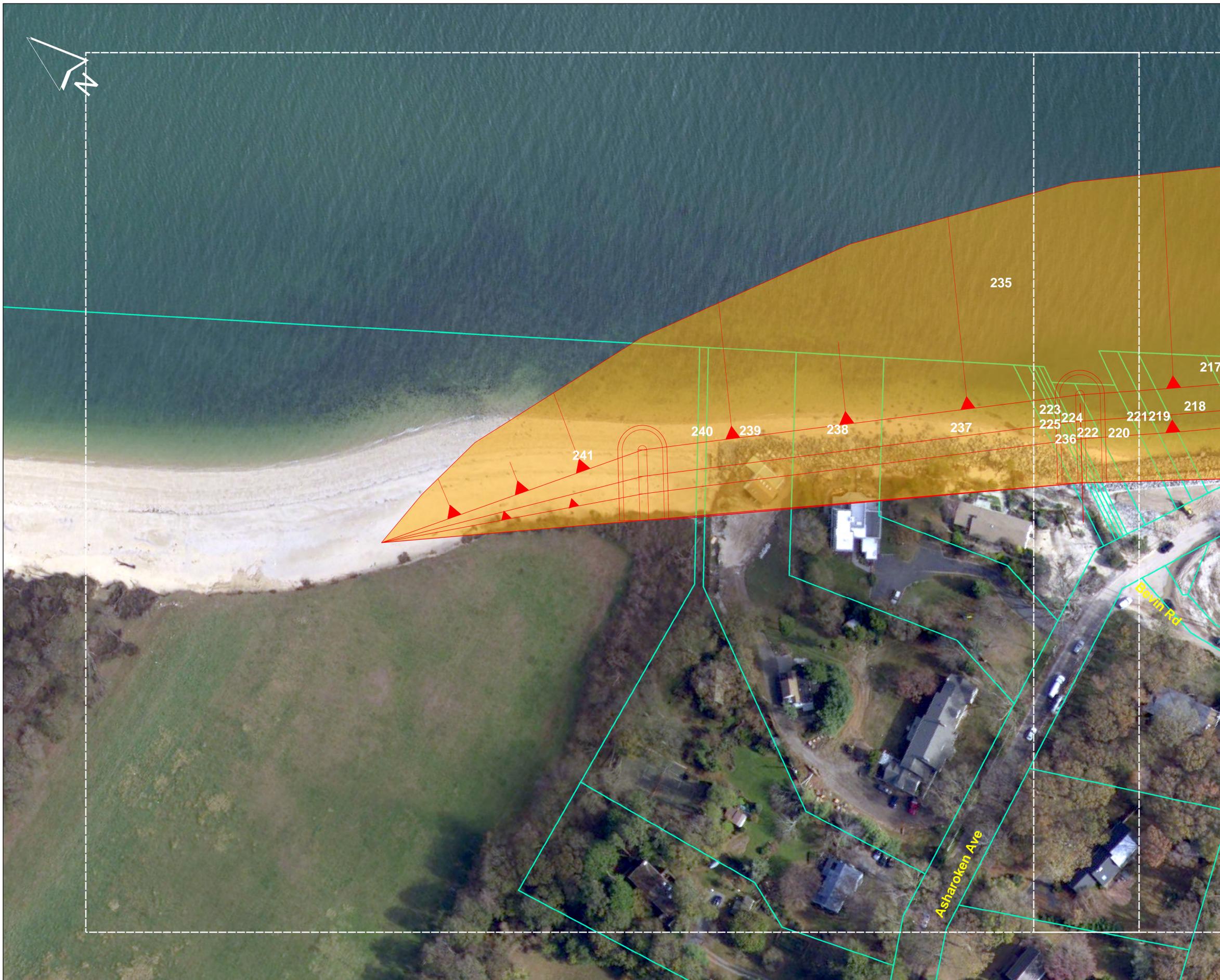
NOREEN DEAN DRESSER
Chief, Real Estate Division
Real Estate Contracting Office

EXHIBIT "A"
REAL ESTATE MAPS

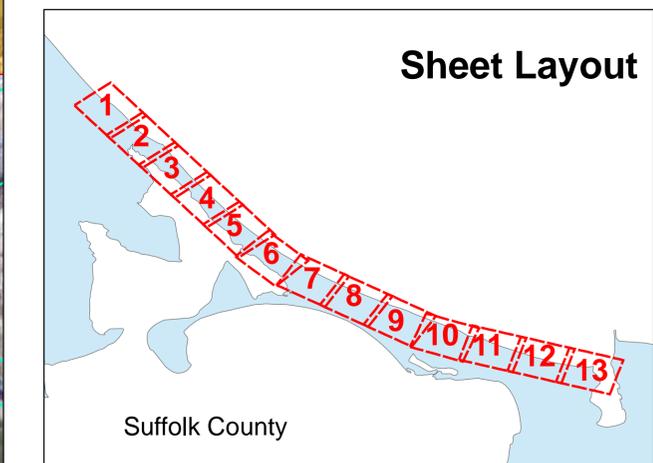
Asharoken Real Estate Map Coastal Storm Risk Management Feasibility Study

Sheet 1 of 13

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Location Map



Sheet Layout

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- Sheet Limits
- Easement
- Parcel Limits



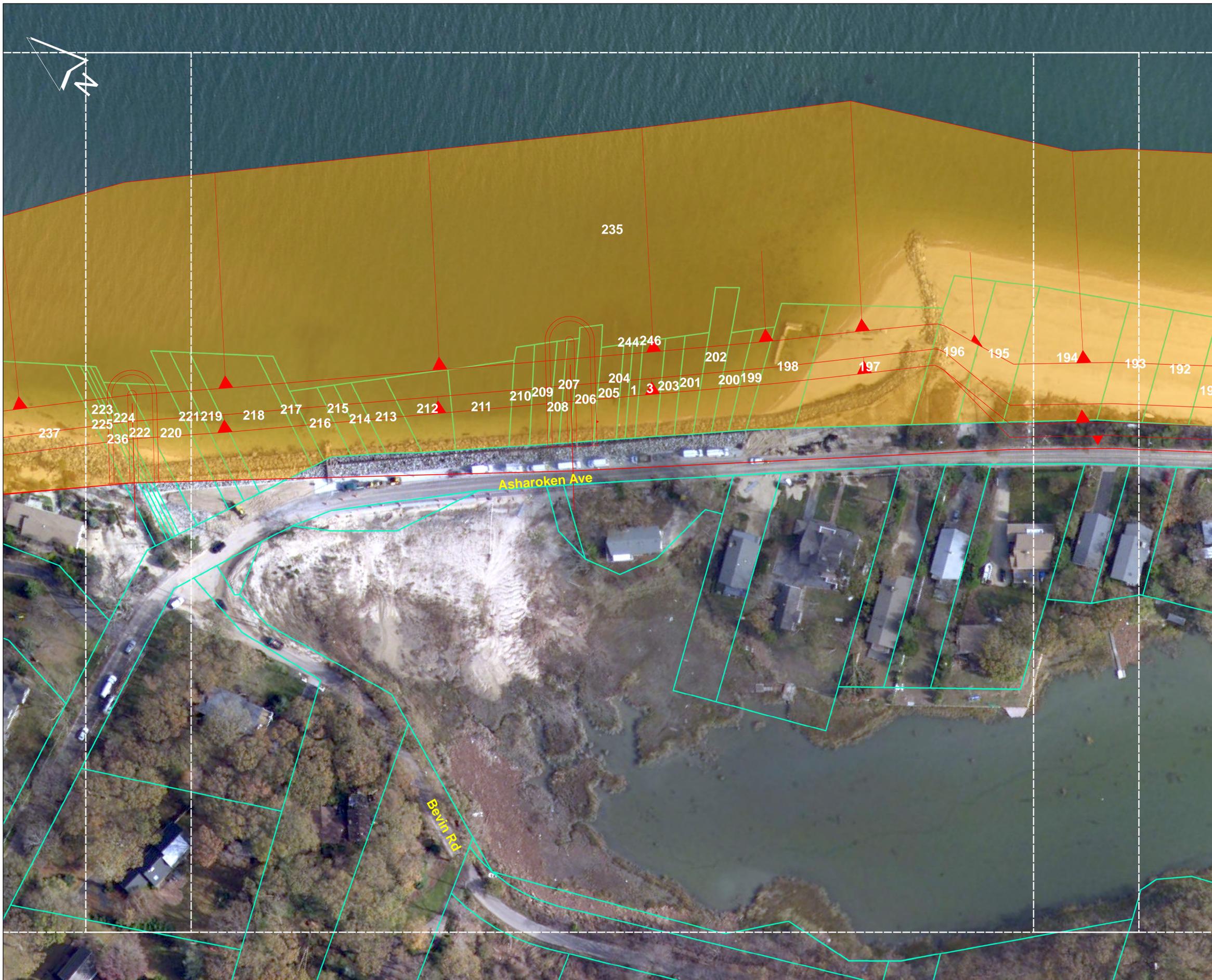
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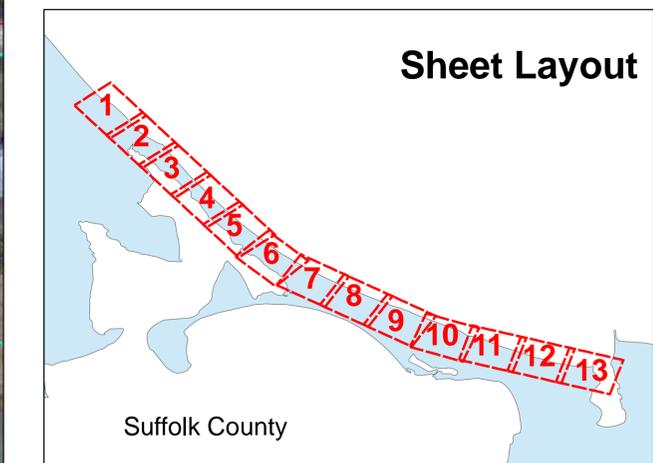
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Location Map



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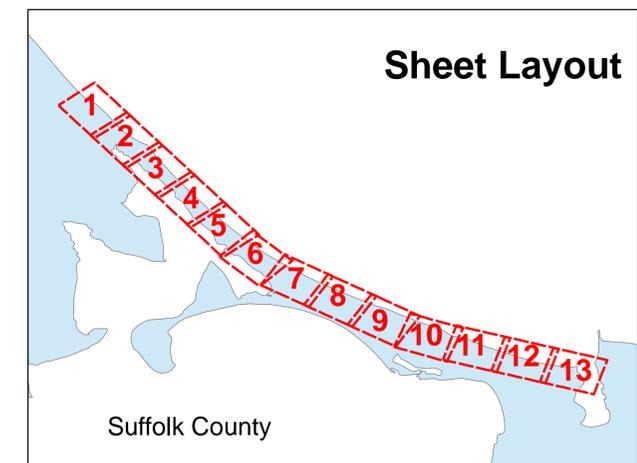
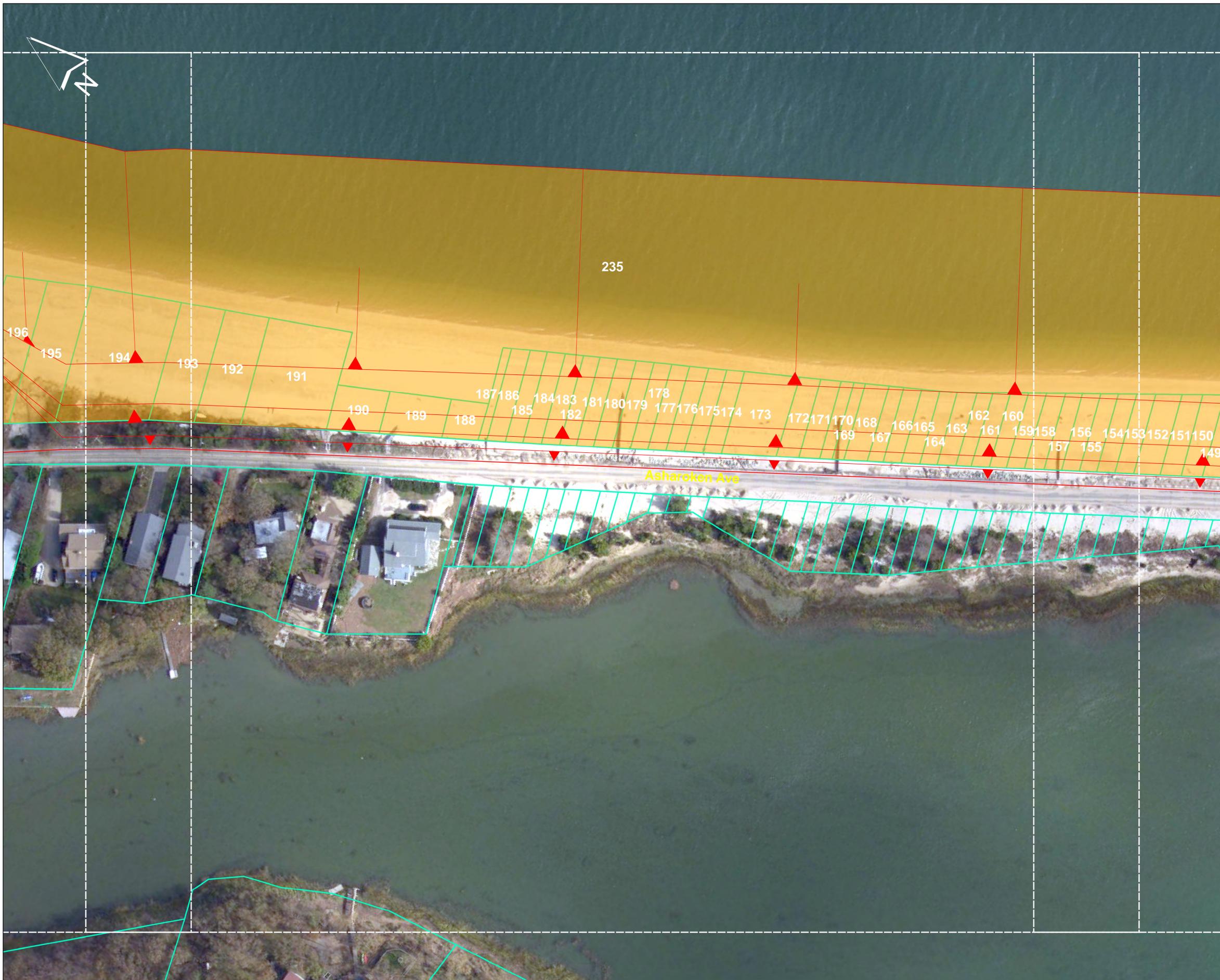
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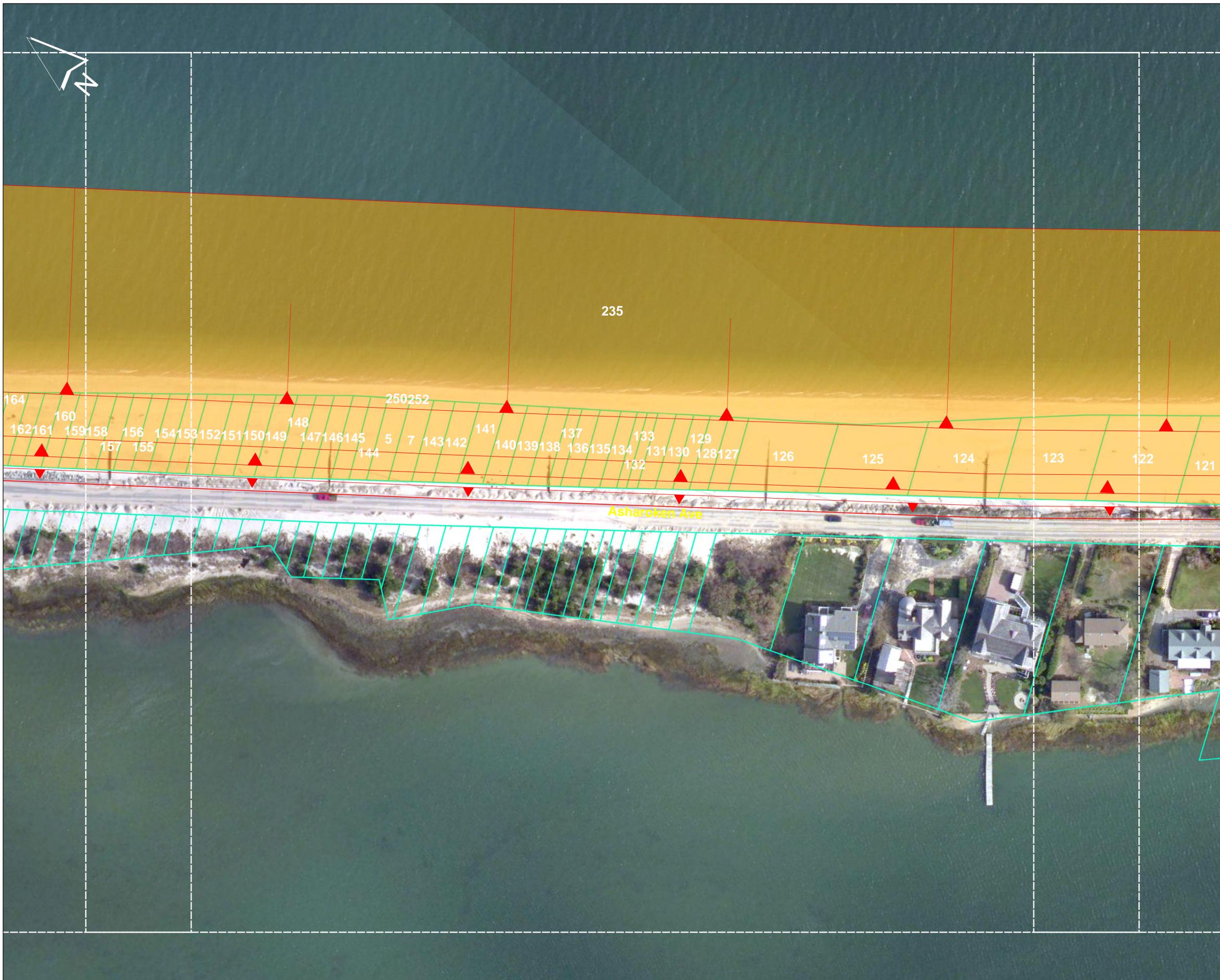
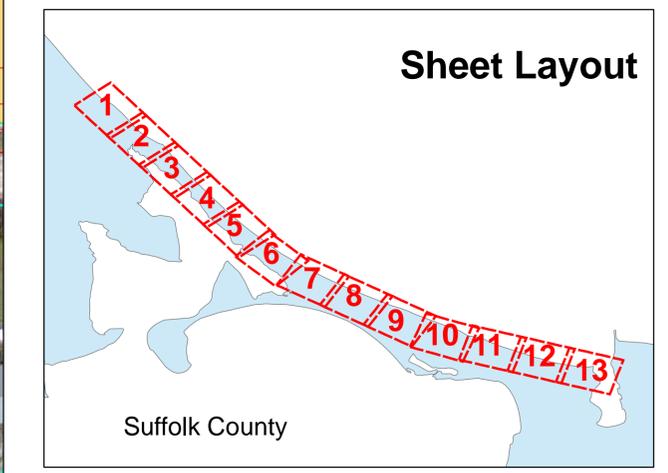
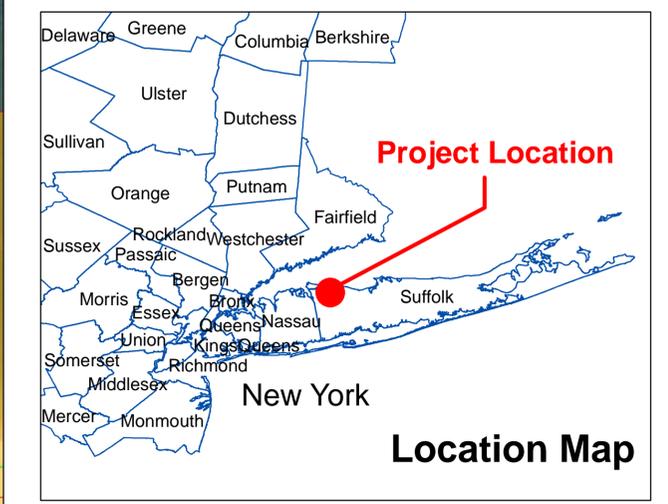
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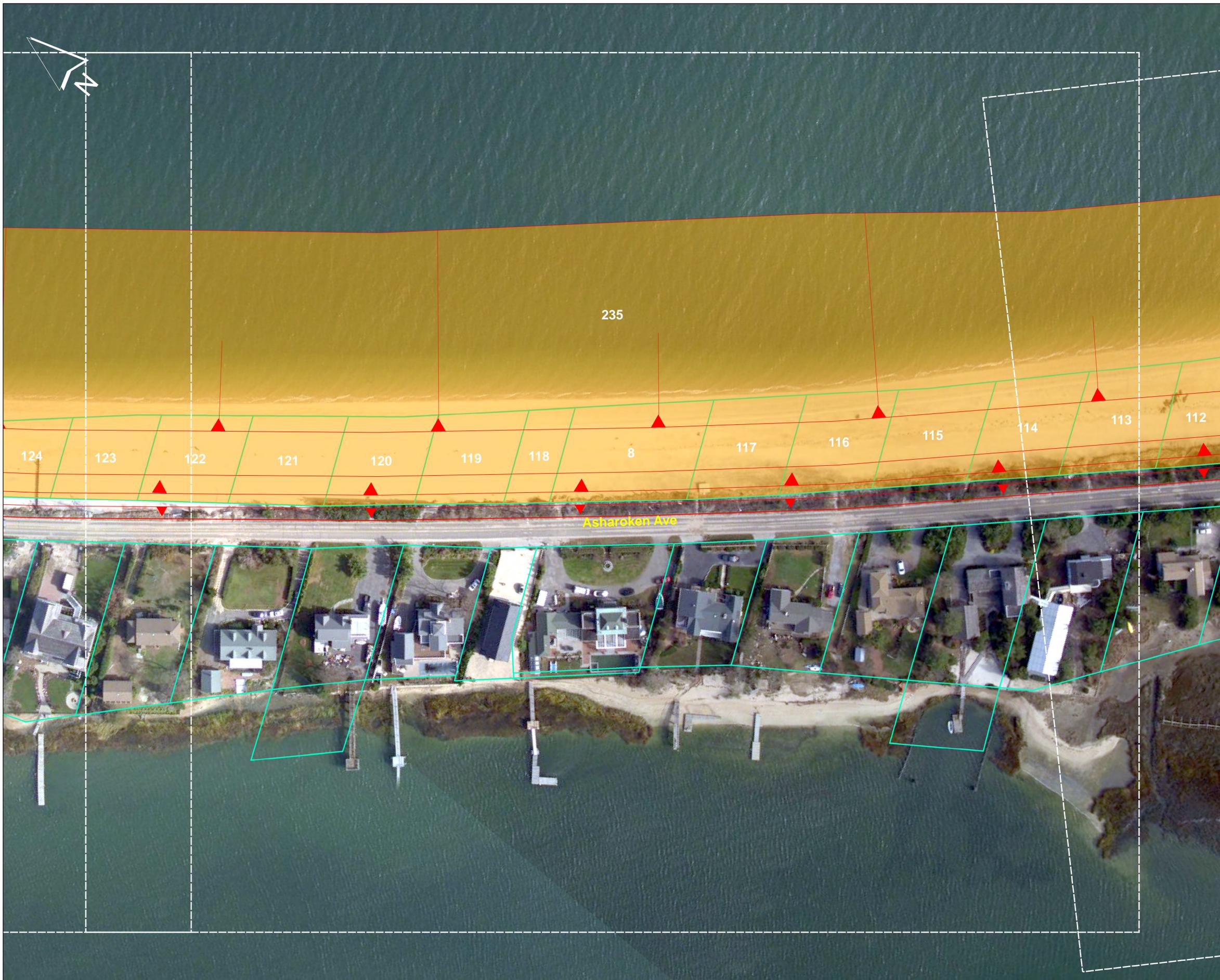
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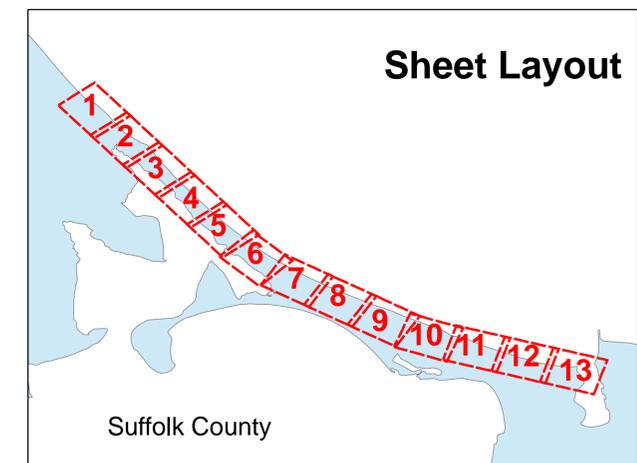
Asharoken Real Estate Map Coastal Storm Risk Management Feasibility Study

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Location Map



Sheet Layout

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- Parcel Limits



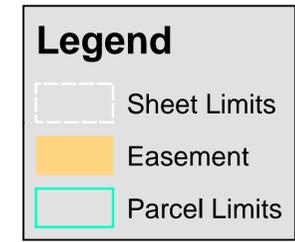
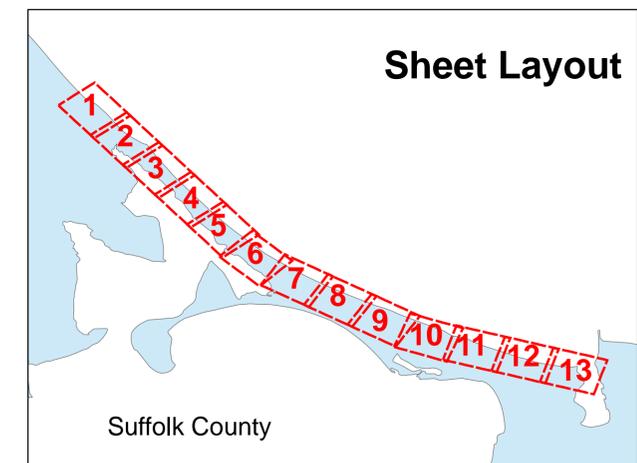
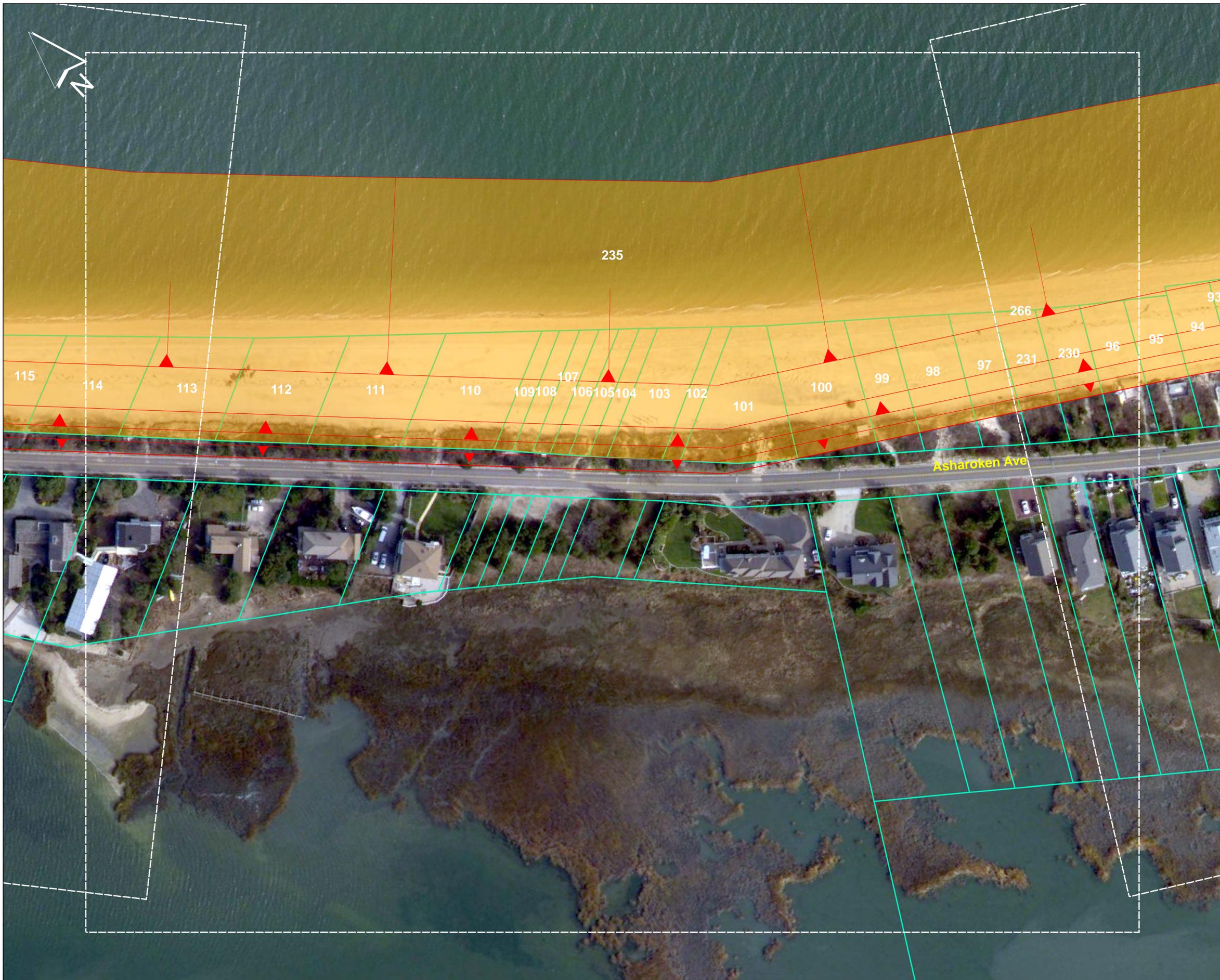
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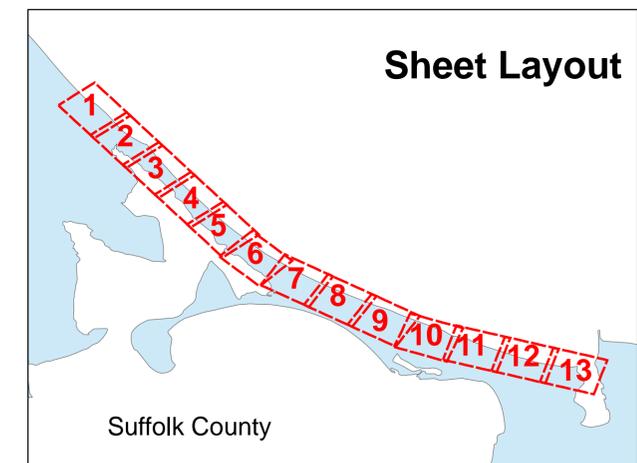
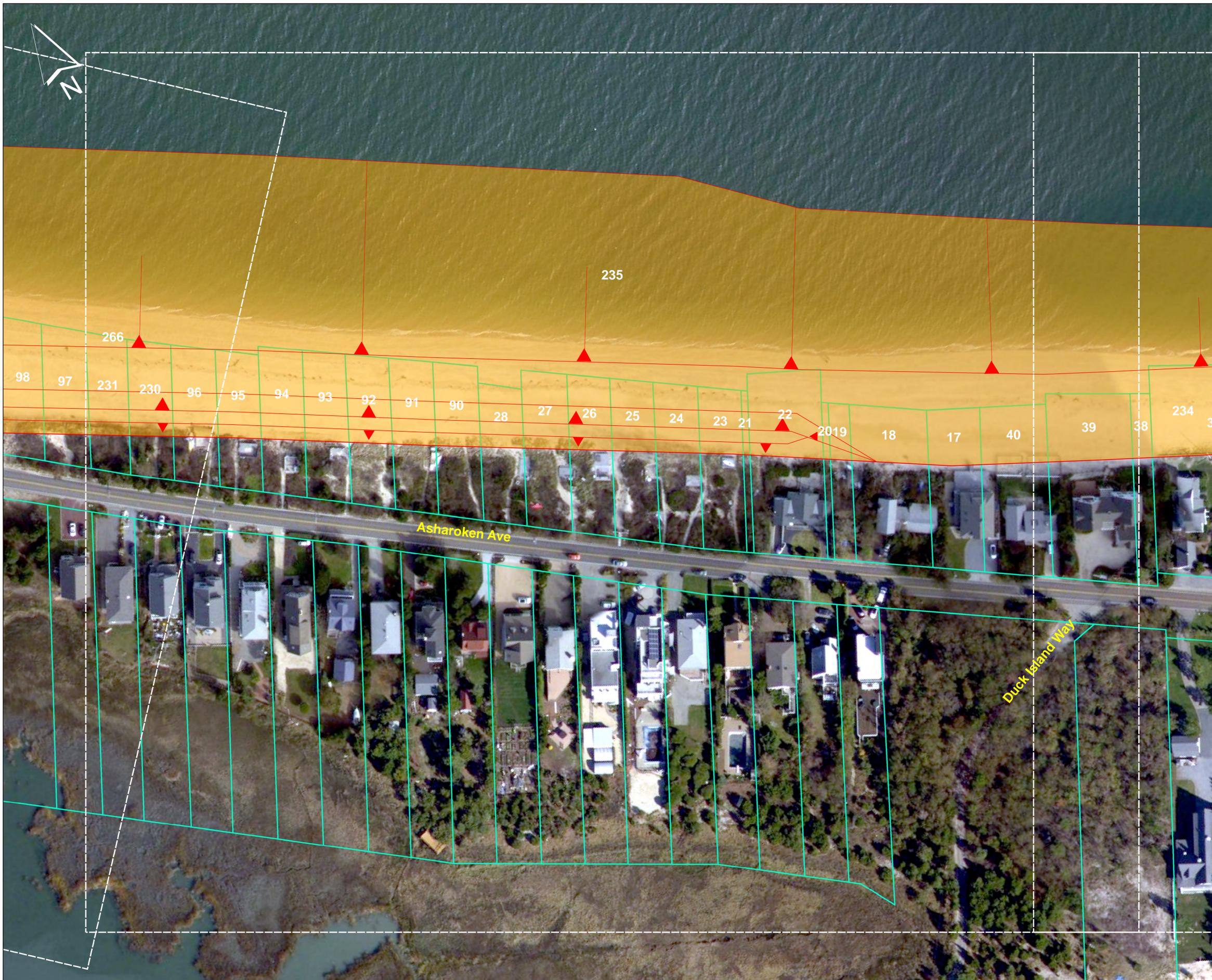


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Asharoken Real Estate Map Coastal Storm Risk Management Feasibility Study

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- Parcel Limits

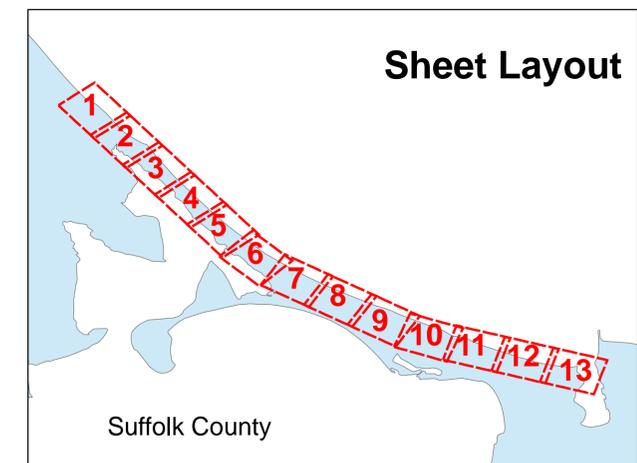
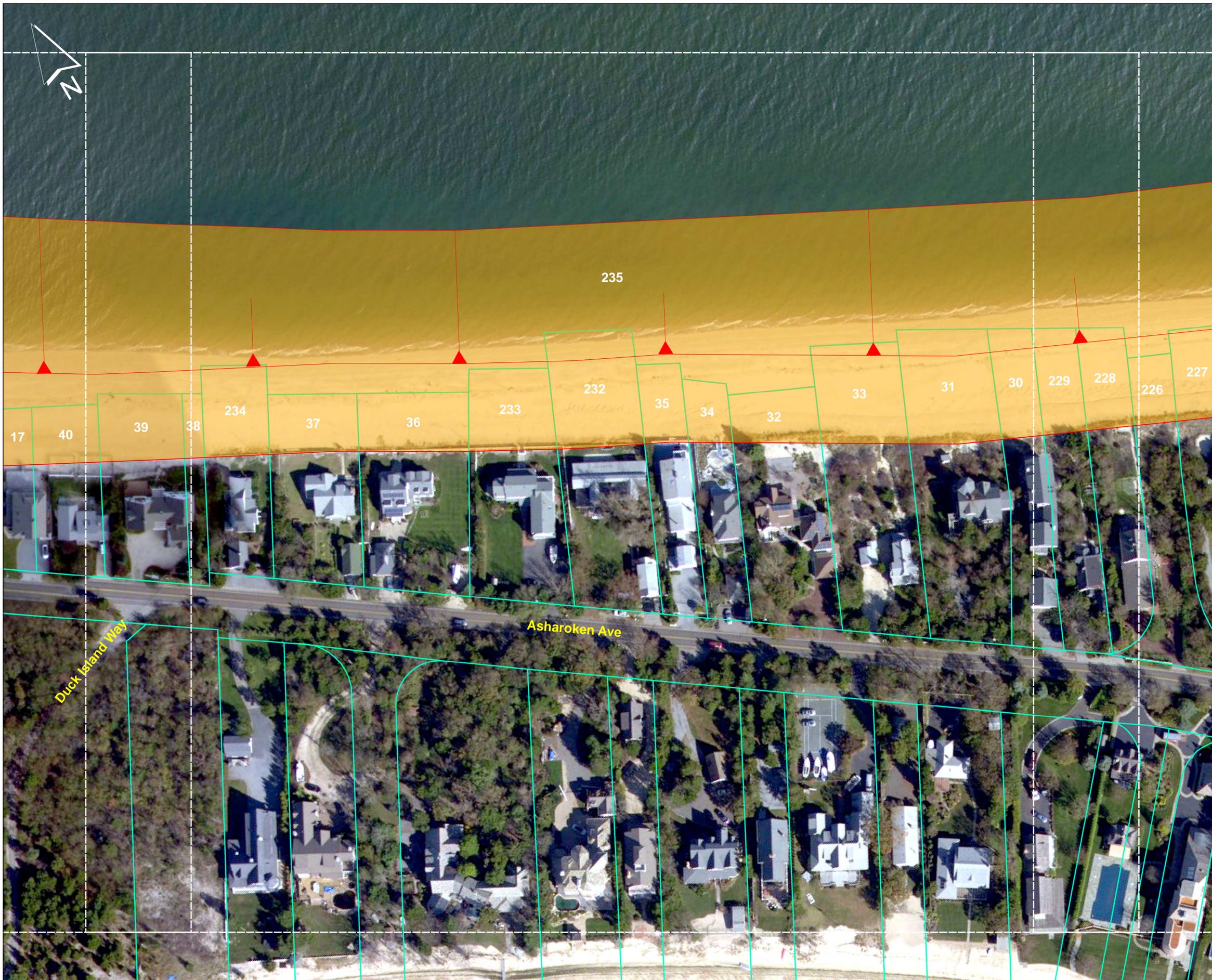
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Asharoken Real Estate Map Coastal Storm Risk Management Feasibility Study

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	Easement
	Parcel Limits

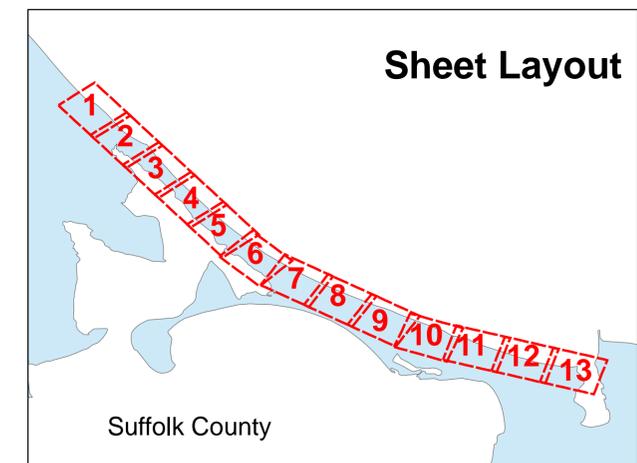
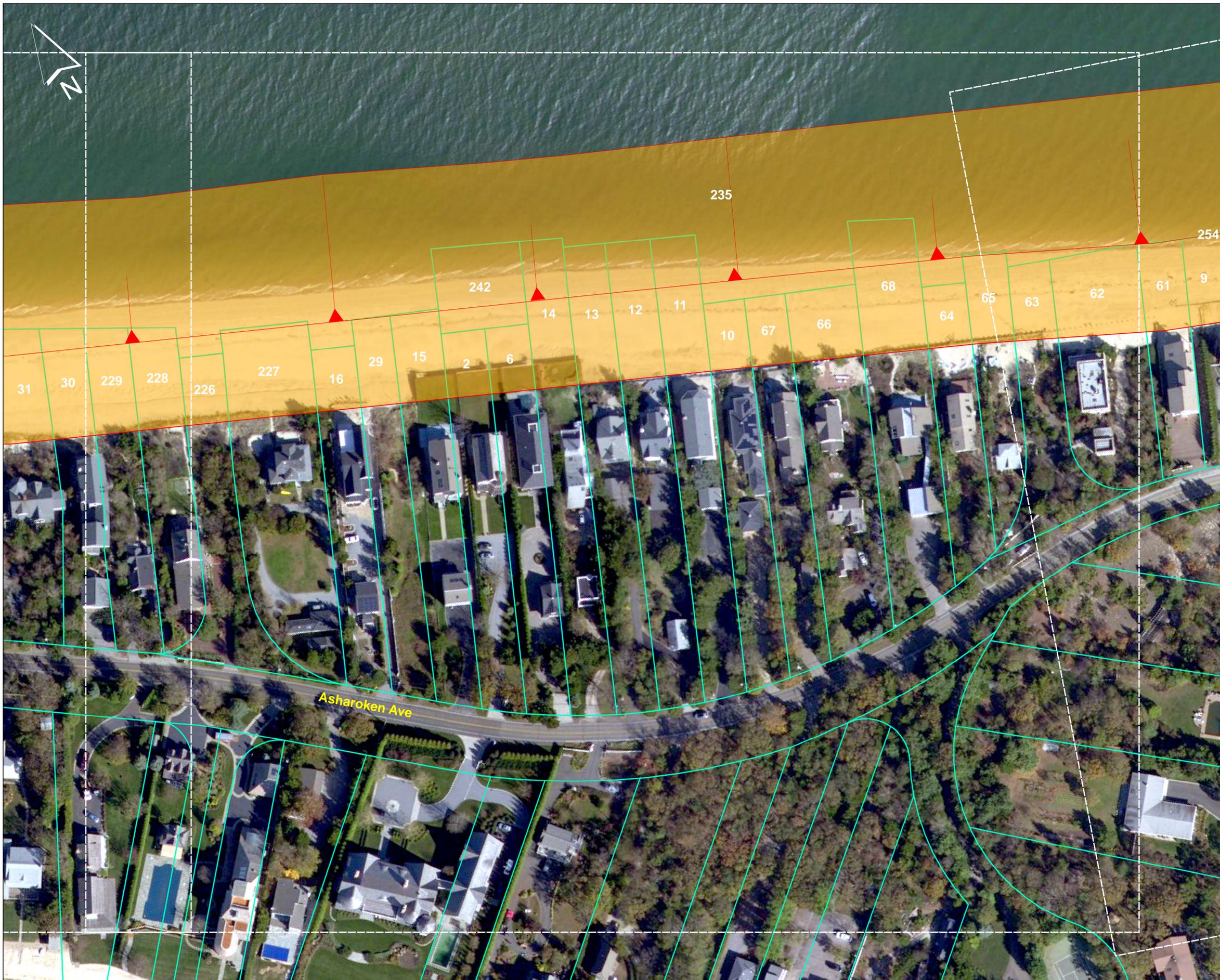
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- Easement
- Parcel Limits

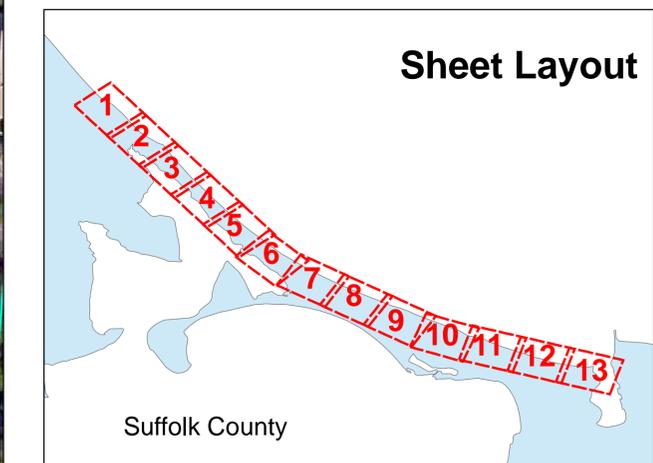
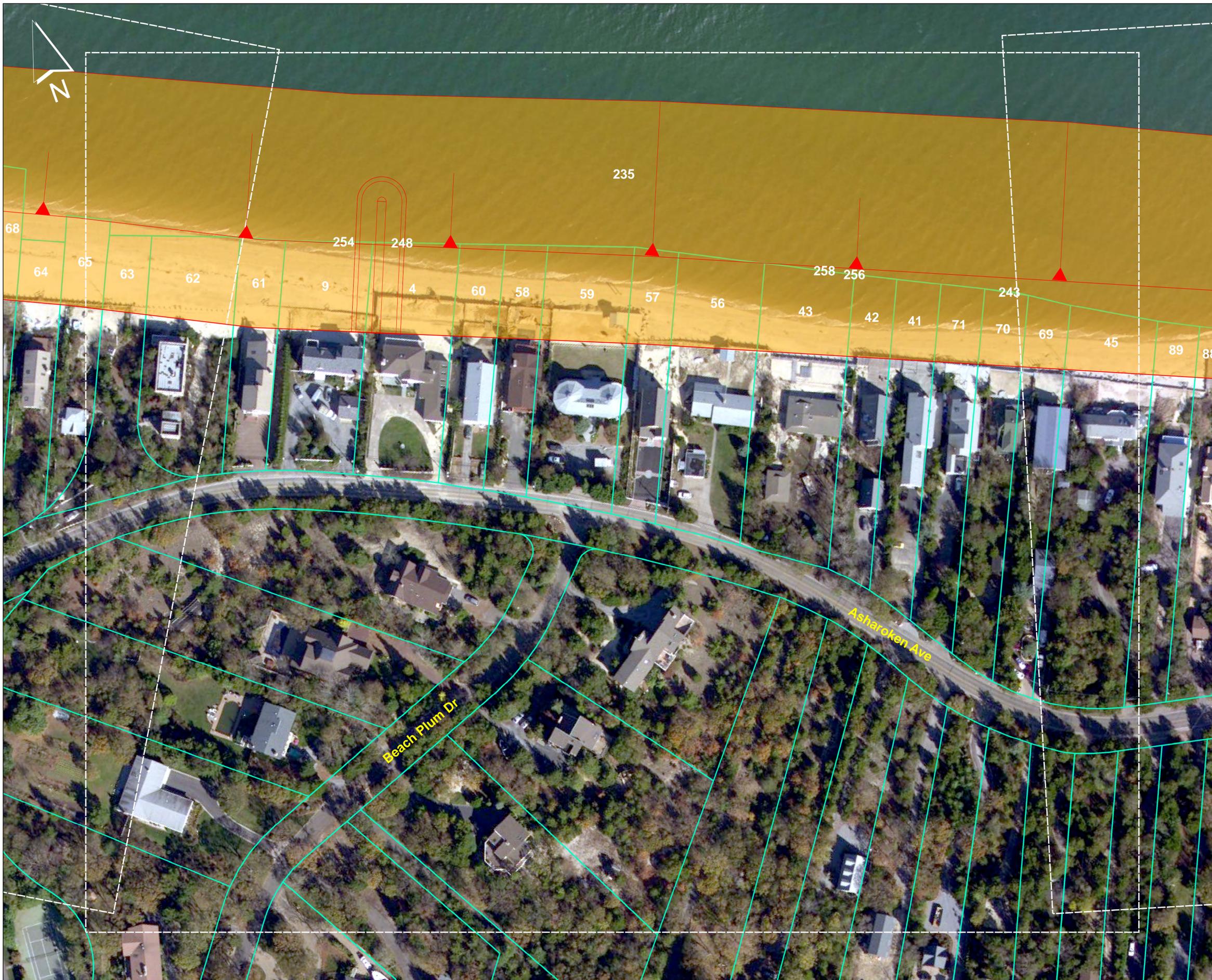
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Sheet 10 of 13

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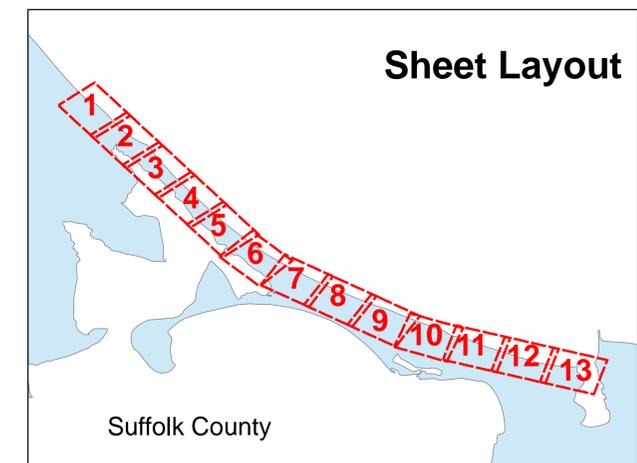
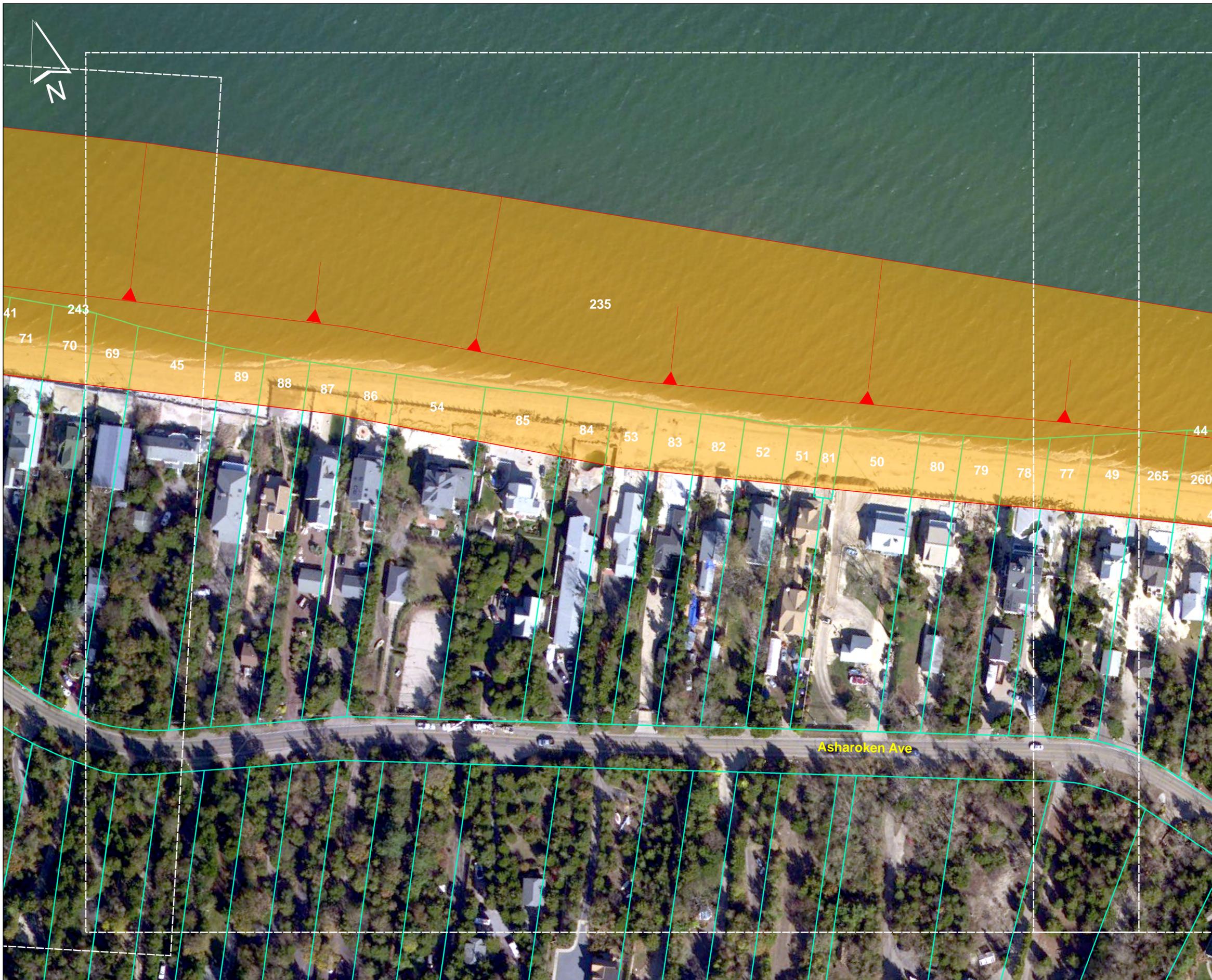
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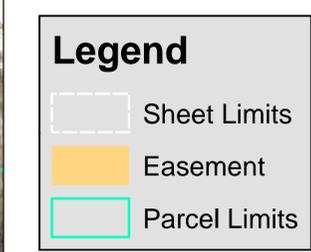
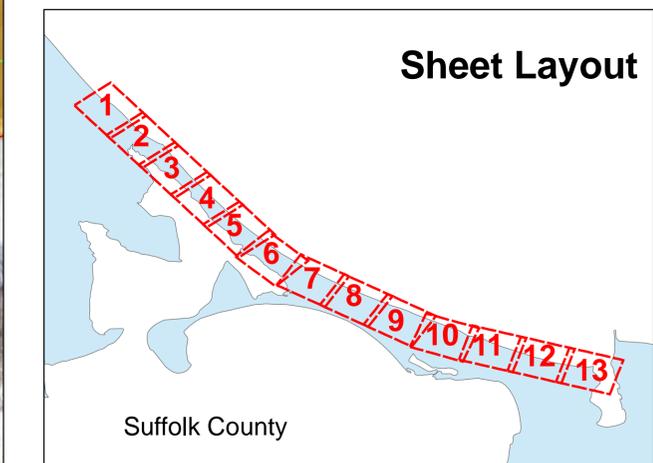
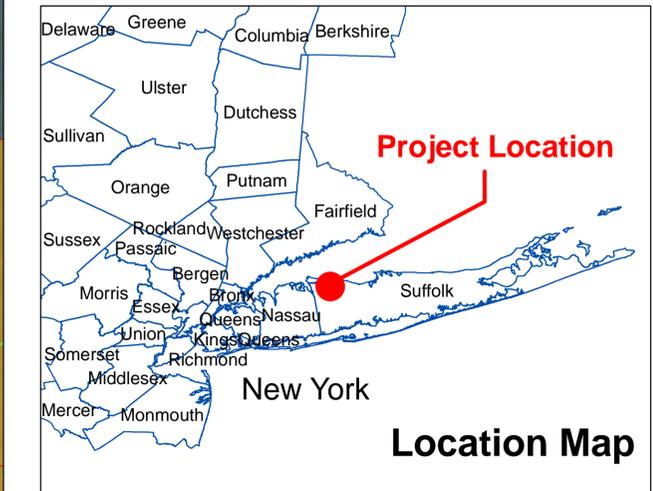
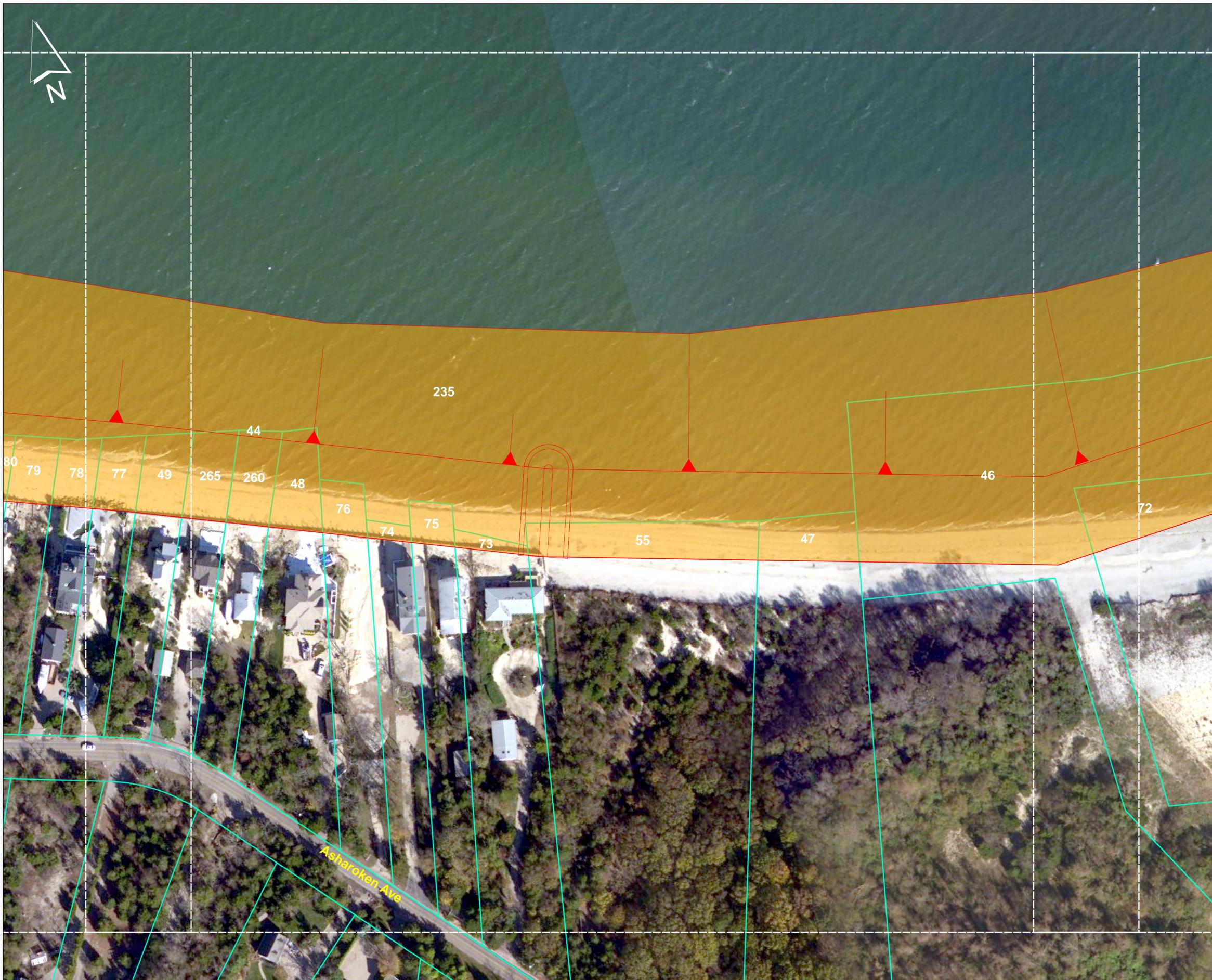
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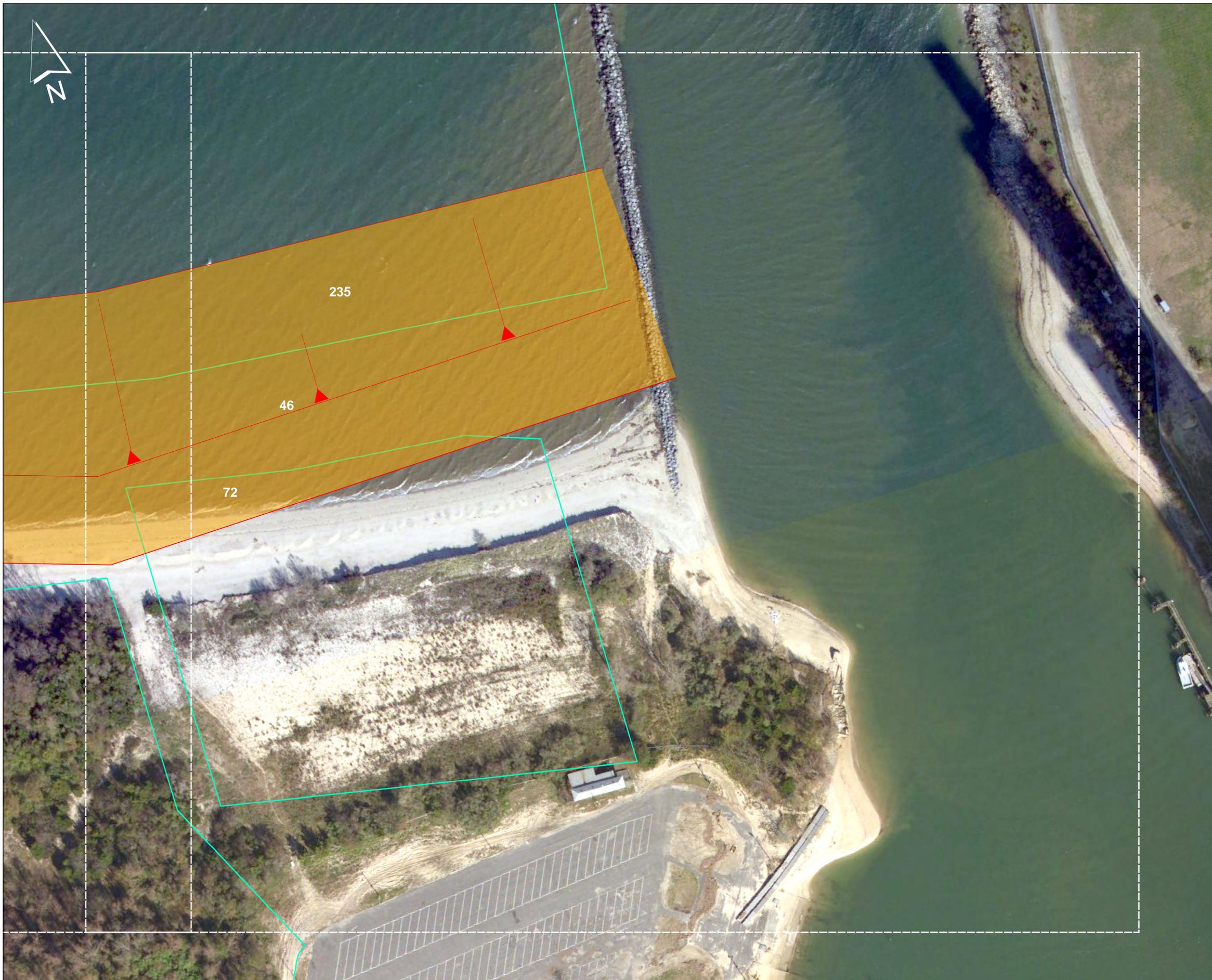


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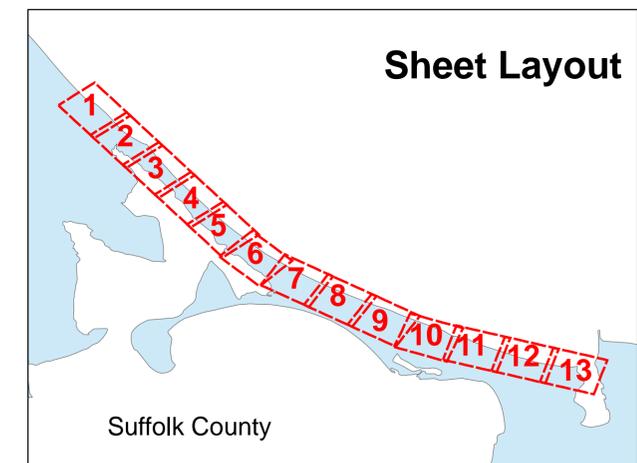
Asharoken Real Estate Map Coastal Storm Risk Management Feasibility Study

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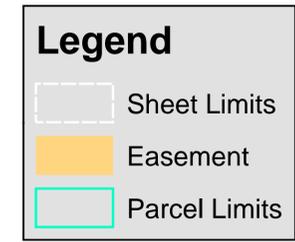
Scale 1:650



Location Map



Sheet Layout



**US Army Corps
of Engineers®**
New York District

Date: 10/29/2014

EXHIBIT "B"

**IMPACTED PARCELS AND
LER TO BE ACQUIRED**

DRAFT

OBJECT ID #	PARCEL TAX NO.	STRET ADDRESS	OWNER TYPE	PARCEL AREA (AC)	INTEREST	EASEMENT AREA (ACRES)
1	401004000100011000	ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.03
2	401007000100018000		Private	0.50	Perpetual Beach Storm Damage Reduction Easement	0.09
3	401004000100012000	551 ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.06
4	401007000100032000	192 ASHAROKEN AVE	Private	0.61	Perpetual Beach Storm Damage Reduction Easement	0.24
5	401004000100068000	ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.05
6	401007000100018000	230 ASHAROKEN AVE	Private	0.51	Perpetual Beach Storm Damage Reduction Easement	0.09
7	401004000100069000	ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.06
8	401006000100002000		Private	0.40	Perpetual Beach Storm Damage Reduction Easement	0.39
9	401007000100031000	196 ASHAROKEN AVE	Private	0.60	Perpetual Beach Storm Damage Reduction Easement	0.23
10	401007000100022000	218 ASHAROKEN AVE	Private	0.49	Perpetual Beach Storm Damage Reduction Easement	0.08
11	401007000100021000	220 ASHAROKEN AVE	Private	0.61	Perpetual Beach Storm Damage Reduction Easement	0.19
12	401007000100019000		Private	0.63	Perpetual Beach Storm Damage Reduction Easement	0.19
13	401007000100019000		Private	0.60	Perpetual Beach Storm Damage Reduction Easement	0.17
14	401007000100018000		Private	0.63	Perpetual Beach Storm Damage Reduction Easement	0.19
15	401007000100017000	232 ASHAROKEN AVE	Private	0.55	Perpetual Beach Storm Damage Reduction Easement	0.13
16	401007000100016000	236 ASHAROKEN AVE	Private	0.45	Perpetual Beach Storm Damage Reduction Easement	0.08
17	401006000100044000	288 ASHAROKEN AVE	Private	0.25	Perpetual Beach Storm Damage Reduction Easement	0.09
18	401006000100043000	290 ASHAROKEN AVE	Private	0.36	Perpetual Beach Storm Damage Reduction Easement	0.13
19	401006000100042000	291 ASHAROKEN AVE	Private	0.10	Perpetual Beach Storm Damage Reduction Easement	0.04
20	401006000100041000	293 ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.01
21	401006000100039000	295 ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.01
22	401006000100040000	296 ASHAROKEN AVE	Private	0.40	Perpetual Beach Storm Damage Reduction Easement	0.19
23	401006000100038000	297 ASHAROKEN AVE	Private	0.21	Perpetual Beach Storm Damage Reduction Easement	0.08
24	401006000100037000	299 ASHAROKEN AVE	Private	0.21	Perpetual Beach Storm Damage Reduction Easement	0.09
25	401006000100036000	301 ASHAROKEN AVE	Private	0.21	Perpetual Beach Storm Damage Reduction Easement	0.09
26	401006000100035000	303 ASHAROKEN AVE	Private	0.20	Perpetual Beach Storm Damage Reduction Easement	0.09
27	401006000100034000	305 ASHAROKEN AVE	Private	0.21	Perpetual Beach Storm Damage Reduction Easement	0.10

28	401006000100033000	307 ASHAROKEN AVE	Private	0.18	Perpetual Beach Storm Damage Reduction Easement	0.08
29	401007000100017000	234 ASHAROKEN AVE	Private	0.46	Perpetual Beach Storm Damage Reduction Easement	0.10
30	401007000100011000	ASHAROKEN AVE	Private	0.42	Perpetual Beach Storm Damage Reduction Easement	0.14
31	401007000100010000	250 ASHAROKEN AVE	Private	0.84	Perpetual Beach Storm Damage Reduction Easement	0.31
32	401007000100008000	256 ASHAROKEN AVE	Private	0.62	Perpetual Beach Storm Damage Reduction Easement	0.14
33	401007000100009000	252 ASHAROKEN AVE	Private	0.76	Perpetual Beach Storm Damage Reduction Easement	0.26
34	401007000100007000	260 ASHAROKEN AVE	Private	0.31	Perpetual Beach Storm Damage Reduction Easement	0.08
35	401007000100006000	262 ASHAROKEN AVE	Private	0.33	Perpetual Beach Storm Damage Reduction Easement	0.10
36	401007000100003000	274 ASHAROKEN AVE	Private	0.64	Perpetual Beach Storm Damage Reduction Easement	0.19
37	401007000100002000	276 ASHAROKEN AVE	Private	0.50	Perpetual Beach Storm Damage Reduction Easement	0.15
38	401006000100046000		Private	0.11	Perpetual Beach Storm Damage Reduction Easement	0.04
39	401006000100046000		Private	0.47	Perpetual Beach Storm Damage Reduction Easement	0.17
40	401006000100045000	286 ASHAROKEN AVE	Private	0.34	Perpetual Beach Storm Damage Reduction Easement	0.11
41	401008000100002000	168 ASHAROKEN AVE	Private	0.43	Perpetual Beach Storm Damage Reduction Easement	0.10
42	401008000100001000	170 ASHAROKEN AVE	Private	0.39	Perpetual Beach Storm Damage Reduction Easement	0.10
43	401007000100020000	222 ASHAROKEN AVE	Private	0.78	Perpetual Beach Storm Damage Reduction Easement	0.23
44	401008000100023000	112 ASHAROKEN AVE	Private	0.43	Perpetual Beach Storm Damage Reduction Easement	0.00
45	401008000100005000	160 ASHAROKEN AVE	Private	1.06	Perpetual Beach Storm Damage Reduction Easement	0.16
46	400010000100003000		Private	248.57	Perpetual Beach Storm Damage Reduction Easement	3.08
47	401008000100030000		Private	4.89	Perpetual Beach Storm Damage Reduction Easement	0.13
48	401008000100024000	110 ASHAROKEN AVE	Private	0.83	Perpetual Beach Storm Damage Reduction Easement	0.13
49	401008000100021000	116 ASHAROKEN AVE	Private	0.42	Perpetual Beach Storm Damage Reduction Easement	0.11
50	401008000100017000	126 ASHAROKEN AVE	Private	0.77	Perpetual Beach Storm Damage Reduction Easement	0.15
51	401008000100015000	130 ASHAROKEN AVE	Private	0.38	Perpetual Beach Storm Damage Reduction Easement	0.06
52	401008000100014000	132 ASHAROKEN AVE	Private	0.41	Perpetual Beach Storm Damage Reduction Easement	0.08
53	401008000100011000	138 ASHAROKEN AVE	Private	0.42	Perpetual Beach Storm Damage Reduction Easement	0.08
54	401008000100008000	148 ASHAROKEN AVE	Private	0.92	Perpetual Beach Storm Damage Reduction Easement	0.14
55	401008000100030000	ASHAROKEN AVE	Public	3.16	Perpetual Beach Storm Damage Reduction Easement	0.23
56	401007000100037000	176 ASHAROKEN AVE	Private	0.71	Perpetual Beach Storm Damage Reduction Easement	0.13
57	401007000100036000	178 ASHAROKEN AVE	Private	0.36	Perpetual Beach Storm Damage Reduction Easement	0.12

58	401007000100034000	186 ASHAROKEN AVE	Private	0.32	Perpetual Beach Storm Damage Reduction Easement	0.25
59	401007000100035000	182 ASHAROKEN AVE	Private	0.67	Perpetual Beach Storm Damage Reduction Easement	0.12
60	401007000100033000	190 ASHAROKEN AVE	Private	0.33	Perpetual Beach Storm Damage Reduction Easement	0.12
61	401007000100030000	198 ASHAROKEN AVE	Private	0.31	Perpetual Beach Storm Damage Reduction Easement	0.22
62	401007000100029000	200 ASHAROKEN AVE	Private	0.61	Perpetual Beach Storm Damage Reduction Easement	0.10
63	401007000100028000		Private	0.42	Perpetual Beach Storm Damage Reduction Easement	0.08
64	401007000100026000	208 ASHAROKEN AVE	Private	0.38	Perpetual Beach Storm Damage Reduction Easement	0.11
65	401007000100027000	204 ASHAROKEN AVE	Private	0.33	Perpetual Beach Storm Damage Reduction Easement	0.15
66	401007000100024000	214 ASHAROKEN AVE	Private	0.74	Perpetual Beach Storm Damage Reduction Easement	0.09
67	401007000100023000	216 ASHAROKEN AVE	Private	0.47	Perpetual Beach Storm Damage Reduction Easement	0.26
68	401007000100025000	212 ASHAROKEN AVE	Private	0.76	Perpetual Beach Storm Damage Reduction Easement	0.09
69	401008000100004000	162 ASHAROKEN AVE	Private	0.49	Perpetual Beach Storm Damage Reduction Easement	0.10
70	401008000100003000	164 ASHAROKEN AVE	Private	0.49	Perpetual Beach Storm Damage Reduction Easement	0.10
71	401008000100002000	166 ASHAROKEN AVE	Private	0.46	Perpetual Beach Storm Damage Reduction Easement	0.03
72	400007000100003000	100 MAIN ST	Public	4.13	Perpetual Beach Storm Damage Reduction Easement	0.02
73	401008000100028000	100 ASHAROKEN AVE	Private	1.02	Perpetual Beach Storm Damage Reduction Easement	0.05
74	401008000100026000	106 ASHAROKEN AVE	Private	0.49	Perpetual Beach Storm Damage Reduction Easement	0.07
75	401008000100027000	104 ASHAROKEN AVE	Private	0.55	Perpetual Beach Storm Damage Reduction Easement	0.10
76	401008000100025000	108 ASHAROKEN AVE	Private	0.54	Perpetual Beach Storm Damage Reduction Easement	0.08
77	401008000100031000		Private	0.39	Perpetual Beach Storm Damage Reduction Easement	0.09
78	401008000100020000	120 ASHAROKEN AVE	Private	0.37	Perpetual Beach Storm Damage Reduction Easement	0.08
79	401008000100019000	ASHAROKEN AVE	Private	0.41	Perpetual Beach Storm Damage Reduction Easement	0.08
80	401008000100018000	124 ASHAROKEN AVE	Private	0.38	Perpetual Beach Storm Damage Reduction Easement	0.08
81	401008000100016000		Public	0.04	Perpetual Beach Storm Damage Reduction Easement	0.08
82	401008000100013000	134 ASHAROKEN AVE	Private	0.41	Perpetual Beach Storm Damage Reduction Easement	0.14
83	401008000100012000	136 ASHAROKEN AVE	Private	0.42	Perpetual Beach Storm Damage Reduction Easement	0.07
84	401008000100010000	140 ASHAROKEN AVE	Private	0.45	Perpetual Beach Storm Damage Reduction Easement	0.06
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86	401008000100007000	150 ASHAROKEN AVE	Private	0.47	Perpetual Beach Storm Damage Reduction Easement	0.07
87	401008000100007000		Private	0.46	Perpetual Beach Storm Damage Reduction Easement	0.11

88	401008000100007000	152 ASHAROKEN AVE	Private	0.50	Perpetual Beach Storm Damage Reduction Easement	0.11
89	401008000100006000	156 ASHAROKEN AVE	Private	0.48	Perpetual Beach Storm Damage Reduction Easement	0.11
90	401006000100032000	309 ASHAROKEN AVE	Private	0.20	Perpetual Beach Storm Damage Reduction Easement	0.11
91	401006000100031000	311 ASHAROKEN AVE	Private	0.20	Perpetual Beach Storm Damage Reduction Easement	0.12
92	401006000100030000	313 ASHAROKEN AVE	Private	0.19	Perpetual Beach Storm Damage Reduction Easement	0.11
93	401006000100029000	315 ASHAROKEN AVE	Private	0.19	Perpetual Beach Storm Damage Reduction Easement	0.12
94	401006000100028000	317 ASHAROKEN AVE	Private	0.19	Perpetual Beach Storm Damage Reduction Easement	0.14
95	401006000100027000	319 ASHAROKEN AVE	Private	0.18	Perpetual Beach Storm Damage Reduction Easement	0.20
96	401006000100026000	321 ASHAROKEN AVE	Private	0.18	Perpetual Beach Storm Damage Reduction Easement	0.16
97	401006000100023000	ASHAROKEN AVE	Private	0.18	Perpetual Beach Storm Damage Reduction Easement	0.31
98	401006000100022000	ASHAROKEN AVE	Private	0.24	Perpetual Beach Storm Damage Reduction Easement	0.31
99	401006000100021000	ASHAROKEN AVE	Private	0.18	Perpetual Beach Storm Damage Reduction Easement	0.08
100	401006000100020000	ASHAROKEN AVE	Private	0.32	Perpetual Beach Storm Damage Reduction Easement	0.21
101	401006000100019000	ASHAROKEN AVE	Private	0.31	Perpetual Beach Storm Damage Reduction Easement	0.07
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103	401006000100017000	ASHAROKEN AVE	Private	0.21	Perpetual Beach Storm Damage Reduction Easement	0.07
104	401006000100016000	ASHAROKEN AVE	Private	0.07	Perpetual Beach Storm Damage Reduction Easement	0.07
105	401006000100015000	ASHAROKEN AVE	Private	0.08	Perpetual Beach Storm Damage Reduction Easement	0.07
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107	401006000100013000	ASHAROKEN AVE	Private	0.07	Perpetual Beach Storm Damage Reduction Easement	0.33
108	401006000100012000	ASHAROKEN AVE	Private	0.07	Perpetual Beach Storm Damage Reduction Easement	0.31
109	401006000100011000	ASHAROKEN AVE	Private	0.07	Perpetual Beach Storm Damage Reduction Easement	0.29
110	401006000100010000	351 ASHAROKEN AVE	Private	0.33	Perpetual Beach Storm Damage Reduction Easement	0.29
111	401006000100009000	ASHAROKEN AVE	Private	0.31	Perpetual Beach Storm Damage Reduction Easement	0.27
112	401006000100008000	359 ASHAROKEN AVE	Private	0.29	Perpetual Beach Storm Damage Reduction Easement	0.27
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114	401006000100006000	367 ASHAROKEN AVE	Private	0.28	Perpetual Beach Storm Damage Reduction Easement	0.27
115	401006000100005000	371 ASHAROKEN AVE	Private	0.28	Perpetual Beach Storm Damage Reduction Easement	0.13
116	401006000100004000	375 ASHAROKEN AVE	Private	0.27	Perpetual Beach Storm Damage Reduction Easement	0.24
117	401006000100003000	ASHAROKEN AVE	Private	0.27	Perpetual Beach Storm Damage Reduction Easement	0.24

118	401006000100002000		Private	0.13	Perpetual Beach Storm Damage Reduction Easement	0.25
119	401006000100001000		Private	0.24	Perpetual Beach Storm Damage Reduction Easement	0.24
120	401004000100090000	395 ASHAROKEN AVE	Private	0.24	Perpetual Beach Storm Damage Reduction Easement	0.22
121	401004000100089000	399 ASHAROKEN AVE	Private	0.25	Perpetual Beach Storm Damage Reduction Easement	0.21
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130	401004000100082000		Private	0.04	Perpetual Beach Storm Damage Reduction Easement	0.02
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134	401004000100079000	ASHAROKEN AVE	Private	0.04	Perpetual Beach Storm Damage Reduction Easement	0.03
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136	401004000100077000	ASHAROKEN AVE	Private	0.04	Perpetual Beach Storm Damage Reduction Easement	0.05
137	401004000100076000	ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.05
138	401004000100075000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.06
139	401004000100074000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.06
140	401004000100073000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
141	401004000100072000	ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.04
142	401004000100071000	ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.04
143	401004000100070000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
144	401004000100067000	ASHAROKEN AVE	Private	0.04	Perpetual Beach Storm Damage Reduction Easement	0.05
145	401004000100066000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.04
146	401004000100065000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
147	401004000100064000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05

148	401004000100063000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
149	401004000100062000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.06
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151	401004000100060000	BEACH LOT - ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.04
152	401004000100059000	ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.04
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169	401004000100045000	ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.05
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171	401004000100043000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
172	401004000100042000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
173	401004000100041000	ASHAROKEN AVE	Private	0.14	Perpetual Beach Storm Damage Reduction Easement	0.05
174	401004000100040000	149 ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
175	401004000100039000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
176	401004000100038000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
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178	401004000100036000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.05
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187	401004000100027000	ASHAROKEN AVE	Private	0.02	Perpetual Beach Storm Damage Reduction Easement	0.07
188	401004000100026000	ASHAROKEN AVE	Private	0.04	Perpetual Beach Storm Damage Reduction Easement	0.26
189	401004000100025000	ASHAROKEN AVE	Private	0.08	Perpetual Beach Storm Damage Reduction Easement	0.15
190	401004000100024000	477 ASHAROKEN AVE	Private	0.07	Perpetual Beach Storm Damage Reduction Easement	0.16
191	401004000100023000	479 ASHAROKEN AVE	Private	0.26	Perpetual Beach Storm Damage Reduction Easement	0.35
192	401004000100022000	483 ASHAROKEN AVE	Private	0.15	Perpetual Beach Storm Damage Reduction Easement	0.19
193	401004000100021000	487 ASHAROKEN AVE	Private	0.16	Perpetual Beach Storm Damage Reduction Easement	0.19
194	401004000100020000	489 ASHAROKEN AVE	Private	0.35	Perpetual Beach Storm Damage Reduction Easement	0.41
195	401004000100019000	493 ASHAROKEN AVE	Private	0.19	Perpetual Beach Storm Damage Reduction Easement	0.18
196	401004000100018000	495 ASHAROKEN AVE	Private	0.19	Perpetual Beach Storm Damage Reduction Easement	0.06
197	401004000100017000	497 ASHAROKEN AVE	Private	0.41	Perpetual Beach Storm Damage Reduction Easement	0.06
198	401004000100017000		Private	0.18	Perpetual Beach Storm Damage Reduction Easement	0.06
199	401004000100016000		Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.09
200	401004000100016000		Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.05
201	401004000100014000	ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.03
202	401004000100015000	ASHAROKEN AVE	Private	0.09	Perpetual Beach Storm Damage Reduction Easement	0.08
203	401004000100013000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.04
204	401004000100010000	501 ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.03
205	401004000100009000	ASHAROKEN AVE	Public	0.06	Perpetual Beach Storm Damage Reduction Easement	0.06
206	401004000100008000		Private	0.08	Perpetual Beach Storm Damage Reduction Easement	0.06
207	401004000100006000	563 ASHAROKEN AVE	Private	0.04	Perpetual Beach Storm Damage Reduction Easement	0.15

208	401004000100005000	ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.11
209	401004000100004000	ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.08
210	401004000100003000	545 ASHAROKEN AVE	Private	0.06	Perpetual Beach Storm Damage Reduction Easement	0.04
211	401004000100002000	ASHAROKEN AVE	Private	0.15	Perpetual Beach Storm Damage Reduction Easement	0.04
212	401004000100001000		Private	0.12	Perpetual Beach Storm Damage Reduction Easement	0.05
213	401003000100019000	3 PHEASANT LN	Private	0.08	Perpetual Beach Storm Damage Reduction Easement	0.24
214	401003000100018000	ASHAROKEN AVE	Private	0.04	Perpetual Beach Storm Damage Reduction Easement	0.07
215	401003000100017000	ASHAROKEN AVE	Private	0.04	Perpetual Beach Storm Damage Reduction Easement	0.11
216	401003000100016000	EATONS NECK RD	Public	0.06	Perpetual Beach Storm Damage Reduction Easement	0.07
217	401003000100015000	ASHAROKEN AVE	Private	0.05	Perpetual Beach Storm Damage Reduction Easement	0.07
218	401003000100014000	ASHAROKEN AVE	Private	0.25	Perpetual Beach Storm Damage Reduction Easement	0.02
219	401003000100013000	ASHAROKEN AVE	Private	0.09	Perpetual Beach Storm Damage Reduction Easement	0.02
220	401003000100011000	1 ASHAROKEN AVE	Private	0.16	Perpetual Beach Storm Damage Reduction Easement	0.05
221	401003000100012000	1 ASHAROKEN AVE	Private	0.09	Perpetual Beach Storm Damage Reduction Easement	0.09
222	401003000100010000	ASHAROKEN AVE	Private	0.10	Perpetual Beach Storm Damage Reduction Easement	0.24
223	401003000100008000	521 ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.14
224	401003000100007000	ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.14
225	401003000100006000	542 ASHAROKEN AVE	Private	0.08	Perpetual Beach Storm Damage Reduction Easement	0.12
226	401007000100014000		Private	0.48	Perpetual Beach Storm Damage Reduction Easement	0.12
227	401007000100015000	238 ASHAROKEN AVE	Private	0.89	Perpetual Beach Storm Damage Reduction Easement	0.30
228	401007000100013000	242 ASHAROKEN AVE	Private	0.43	Perpetual Beach Storm Damage Reduction Easement	0.20
229	401007000100012000	ASHAROKEN AVE	Private	0.44	Perpetual Beach Storm Damage Reduction Easement	0.18
230	401006000100025000	323 ASHAROKEN AVE	Private	0.18	Perpetual Beach Storm Damage Reduction Easement	0.02
231	401006000100024000	325 ASHAROKEN AVE	Private	0.16	Perpetual Beach Storm Damage Reduction Easement	0.63
232	401007000100005000	266 ASHAROKEN AVE	Private	0.73	Perpetual Beach Storm Damage Reduction Easement	0.39
233	401007000100004000	270 ASHAROKEN AVE	Private	0.64	Perpetual Beach Storm Damage Reduction Easement	0.42
234	401007000100001000	280 ASHAROKEN AVE	Private	0.41	Perpetual Beach Storm Damage Reduction Easement	0.04
235	400286000100001000		Public	20785.47	Perpetual Beach Storm Damage Reduction Easement	1.10
236	401003000100009000	529 ASHAROKEN AVE	Private	0.03	Perpetual Beach Storm Damage Reduction Easement	0.12
237	401003000100005000	516 ASHAROKEN AVE	Private	1.07	Perpetual Beach Storm Damage Reduction Easement	0.12

238	401003000100004000	530 ASHAROKEN AVE	Private	1.10	Perpetual Beach Storm Damage Reduction Easement	0.25
239	401003000100003000	540 ASHAROKEN AVE	Private	2.12	Perpetual Beach Storm Damage Reduction Easement	0.37
240	401003000100002000	542 ASHAROKEN AVE	Private	1.51	Perpetual Beach Storm Damage Reduction Easement	0.03
241	401001000100001000		Private	401.99	Perpetual Beach Storm Damage Reduction Easement	0.06
260	401008000100023000	112 ASHAROKEN AVE	Private	0.43	Perpetual Beach Storm Damage Reduction Easement	0.06
265	401008000100022000	114 ASHAROKEN AVE	Private	0.42	Perpetual Beach Storm Damage Reduction Easement	55.45
	400007000100003000	ASHAROKEN AVE	Public	4.1	Access Agreement	
		ASHAROKEN AVE	Public		Access Agreement	
		ASHAROKEN AVE	Private		Fee	0.02
		ASHAROKEN AVE	Private		Fee	0.02
		ASHAROKEN AVE	Private		Fee	0.02

EXHIBIT "C"
ESTATES

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EXHIBIT “C”
STANDARD ESTATES

1. FEE (STANDARD ESTATE No. 1):

The fee simple title to the land as described in Schedule A, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

2. TEMPORARY WORK AREA EASEMENT (STANDARD ESTATE No. 15):

A temporary easement and right-of-way in, on, over and across the lands described in Schedule A, for a period not to exceed *[as required for each phase]* beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Raritan Bay and Sandy Hook Bay, Union Beach Hurricane & Storm Damage Reduction Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

3. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT (STANDARD ESTATE No. 26):

A perpetual and assignable easement and right-of-way in, on, over and across the land described in Schedule A for use by the State of New Jersey, its representatives, agents, contractors, and assigns, to 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 contours on said land; to construct berms and dunes; to nourish and re-nourish periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic re-nourishment and maintenance of the Raritan Bay and Sandy Hook Bay, Union Beach Hurricane & Storm Damage Reduction Project, together with the right of public use and access; to plant vegetation on said dunes and berms; to erect, maintain and remove silt screens and sand fences; to facilitate preservation of dunes and vegetation through the limitation of access to dune areas; to 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; reserving, however, to the grantor(s), (his) (her) (its) (their) (heirs), successors and assigns, the right to construct dune overwalk structures in accordance with any applicable Federal, State or local laws or regulations, provided that such structures shall not violate the integrity of the dune in shape, dimension or function, and that prior approval of the plans and specifications for such structures is obtained from the *(designated representative of the Project Sponsor)* and provided further that such structures are subordinate to the construction, operation, maintenance, repair, rehabilitation and replacement of the project; and further reserving to the grantor(s), (his) (her) (its) (their) (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 acquired; subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

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EXHIBIT “D”

BASELINE COST ESTIMATE FOR REAL ESTATE

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	TOTAL PROJECT REAL ESTATE COSTS	Non-Federal	Federal	Project Cost
	ASHAROKEN			
	Cost Summary:			
	Incidental Costs (01A)	\$3,022,200		\$3,022,200
	Real Estate Acquisition Costs (01B)	\$2,224,989		\$2,224,989
	Subtotal:	\$5,247,189		\$5,247,189
	20% Contingency, Less Land Payments (01B1)	\$624,440		\$624,440
01	LANDS AND DAMAGES	\$5,871,628		\$5,871,628
	Project Mangement Costs (30)		\$501,100	\$501,100
	Subtotal:		\$501,100	\$501,100
	20% Contingency		\$100,220	\$100,200
30	PROJECT MANAGEMENT		\$601,320	\$601,320
	Cost Breakdown:			
01A	INCIDENTAL COSTS	\$3,022,200	\$501,100	\$3,523,300
01A1	Acquisition (Admin Costs)	\$200,000	\$75,000	\$275,000
01A1A	By Government (Gov't)		\$75,000	
01A1B	By Non-Federal Sponsor (NFS)	\$200,000		
01A1C	By Gov't on behalf of NFS			
01A2	Survey	\$130,000	\$5,000	\$135,000
01A2A	By Gov't (In-house)			
01A2B	By Gov't (Contract)			
01A2C	By NFS	\$130,000		
01A2D	By Gov't on behalf of NFS			
01A2E	Review of NFS		\$5,000	
01A3	Appraisal	\$1,300,000	\$364,000	\$1,664,000
01A3A	By Gov't (In-house)			
01A3B	By Gov't (Contract)			
01A3C	By NFS	\$1,300,000		
01A3D	By Gov't on behalf of NFS			
01A3E	Review of NFS		\$364,000	
01A4	Title Services	\$1,300,000	\$2,500	\$1,302,500

01A4A	By Gov't (Contract)			
01A4B	By NFS	\$1,300,000		
01A4C	By Gov't on behalf of NFS			
01A4D	Review of NFS		\$2,500	
01A5	Other Professional Services	\$7,200	\$2,500	\$9,700
01A5A	By the Gov't			
01A5B	By the NFS	\$7,200		
01A5C	By Gov't on behalf of NFS			
01A5D	Review of NFS		\$2,500	
01A6	Closing Cost (4% of Land Payments-01C1)	\$85,000		\$85,000
01A6A	By Gov't			
01A6B	By NFS	\$85,000		
01A6C	By Gov't on behalf of NFS			
01A8	Audit		\$54,600	\$54,600
01A8A	By Gov't		\$54,600	
01A9B	By NFS			
01B	REAL ESTATE ACQUISITION COSTS	\$2,224,989		\$2,224,989
01B1	Land Payments	\$2,124,989		\$2,124,989
01B1A	By Government			
01B1B	By NFS	\$2,124,989		
01B1C	By Gov't on behalf of NFS			
01B4	Condemnation	\$100,000		\$100,000
01B4A	By NFS	\$100,000		

EXHIBIT "E"
NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT CHECKLIST

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**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY**

**North Shore of Long Island, New York, Asharoken
Coastal Storm Risk Management Feasibility Study**

I. Legal Authority.

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? Yes
- b. Does the sponsor have the power of eminent domain for this project? Yes
- c. Does the sponsor have "quick-take" authority for this project? Yes
- d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? No
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? No

II. Human Resource Requirements.

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? No
- b. If the answer to II.a is "yes," has a reasonable plan been developed to provide such training?
- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? Yes
- d. Is the sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule? Yes
- e. Can the sponsor obtain contractor support, if required in a timely fashion? Yes
- f. Will the sponsor likely request USACE assistance in acquiring real estate? No

III. Other Project Variables.

- a. Will the sponsor's staff be located within reasonable proximity to the project site? No
- b. Has the sponsor approved the project/real estate schedule/milestones? Yes

IV. Overall Assessment.

- a. Has the sponsor performed satisfactorily on other USACE projects? Yes
- b. With regard to this project, the sponsor is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If sponsor is believed to be "insufficiently capable," provide explanation. Highly Capable.

V. Coordination.

- a. Has this assessment been coordinated with the sponsor? Yes
- b. Does the sponsor concur with this assessment? Yes

Concur:


Sue McCormick
Chief, Coastal Erosion Management Program
New York State Department of Environmental Conservation

Reviewed and approved by:


Noreen Dean Dresser
Chief of Real Estate Division
Real Estate Contracting Officer
New York District Corps of Engineers