

Tidelands Search Certificate

Hereby Certifies to:

Anchor Title Agency
1955 Highway 34
Wall, NJ 07719



Ref/File# A15-8231

WTG# 4262672-4468272-KA

THAT THE PROPERTY HEREINAFTER DESIGNATED IS CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE TIDELANDS MAP (IF APPLICABLE) PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL AND/OR FROM OBSERVED/AS SEEN CONDITIONS ON AERIAL PHOTOGRAPHY.

APPLICABLE TIDELANDS MAP

Tidelands Map #: 420-2148

DESIGNATED PROPERTY

County: Ocean

Municipality: Toms River Township

Block: 1462.23 **Lot:** 20

Street Number & Name: 1916 Mizzen Rd

As shown on Tax Map 49.05

SEARCH RESULTS

Findings: CLAIMED

Dated: 01/16/2015

Estimated Tideland Coverage: 1-5%

THIS PERCENTAGE IS AN ESTIMATE ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF TIDELANDS AND THE TIDELANDS RESOURCE COUNCIL.

IN WITNESS WHEREOF, WESTERN TECHNOLOGIES GROUP, LLC. HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS PRESIDENT.

SUBJECT PROPERTY

County: Ocean State: New Jersey

Municipality: Toms River Township

Block: 1462.23 Lot: 20

As shown on Tax Map 49.05

Street Number & Name: 1916 Mizzen Rd

Present Owner: Philip & Susan Balzafiore

Tidelands Map #: 420-2148

In response to your request, Western Technologies Group, LLC has reviewed the conveyance maps of the New Jersey Tidelands Management Bureau for prior tideland instruments which may affect the above referenced property. The results are as follows:

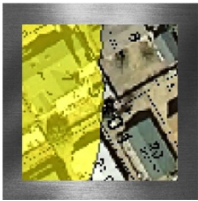
Tidelands Instruments found:**Tidelands Bureau File Data**

Recipient	Date	Liber Book	Page	File#	Consideration
The instrument(s) below have been ordered from the State. If you have not received these instrument(s) in 10 to 15 business days, or if you have any questions, please call Western Technologies Group, LLC at 908-725-1143.					
68 FILE 1507-09-0092 I, 10YR LICENSE, TD1140001					

SEARCH RESULTS

We recommend careful review of the instrument (s) listed above. WTG, LLC is simply reporting that these instruments appear in the records of the Tidelands Management Bureau, and it assumes no responsibility for their nature, extent, or validity. This office can supply copies of any such instruments upon request, for a fee.

Dated: 01/16/2015

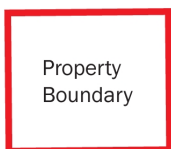


Tidelands Report

WESTERN
TECHNOLOGIES
GROUP LLC



1916 Mizzen Rd, Toms River Township, NJ Block: 1462.23 Lot: 20
Maps: 420-2148



Property
Boundary



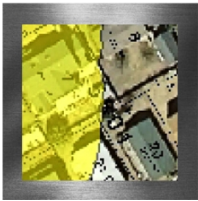
Claimed



clear
layer

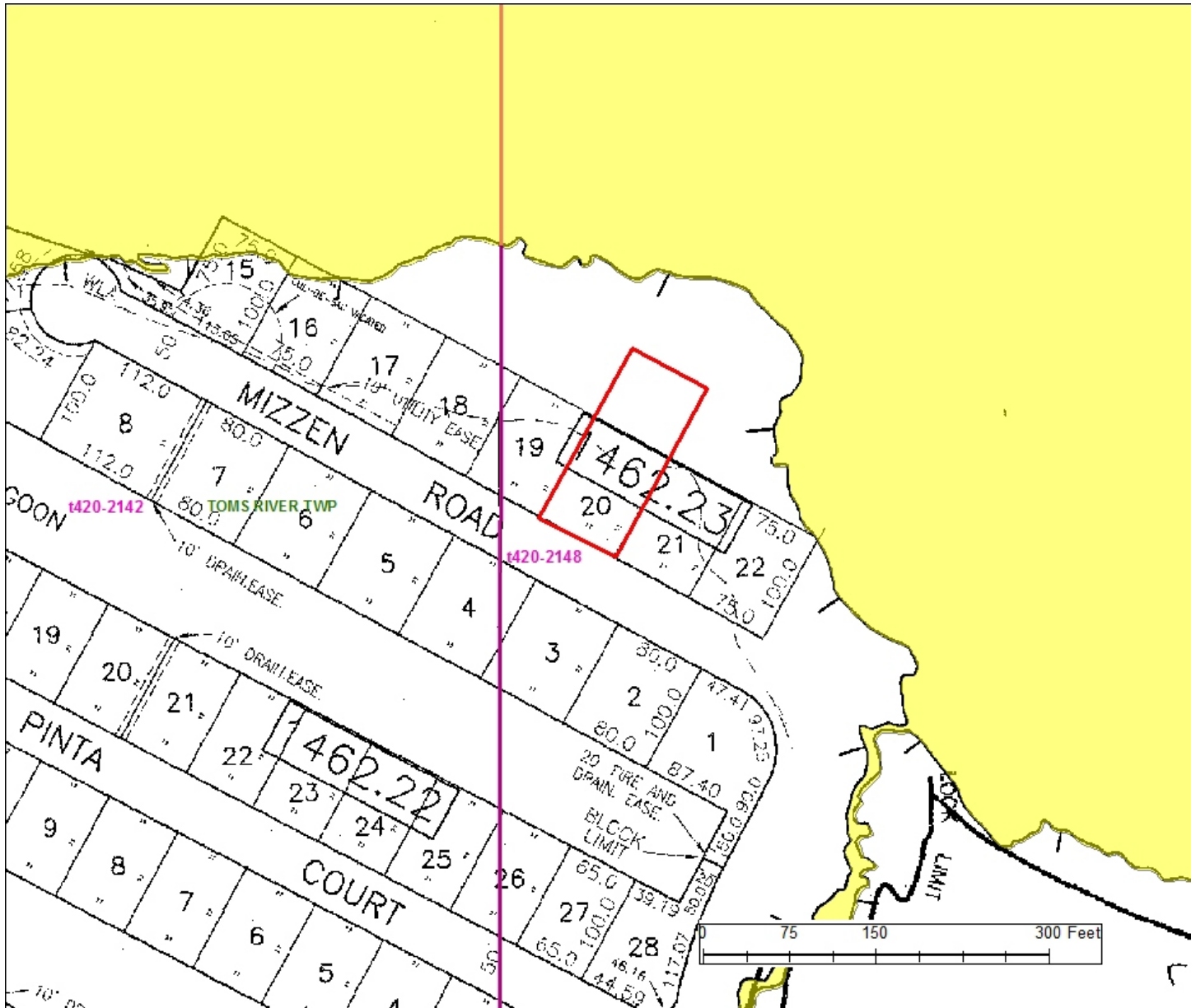
Unclaimed

The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The individual instrument should be consulted to ascertain the accurate legal description and the significance of all substantive terms and conditions.

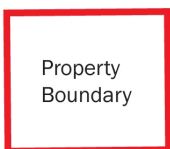


Tidelands Report

WESTERN
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1916 Mizzen Rd, Toms River Township, NJ Block: 1462.23 Lot: 20
Maps: 420-2148



Property
Boundary



Claimed



clear
layer

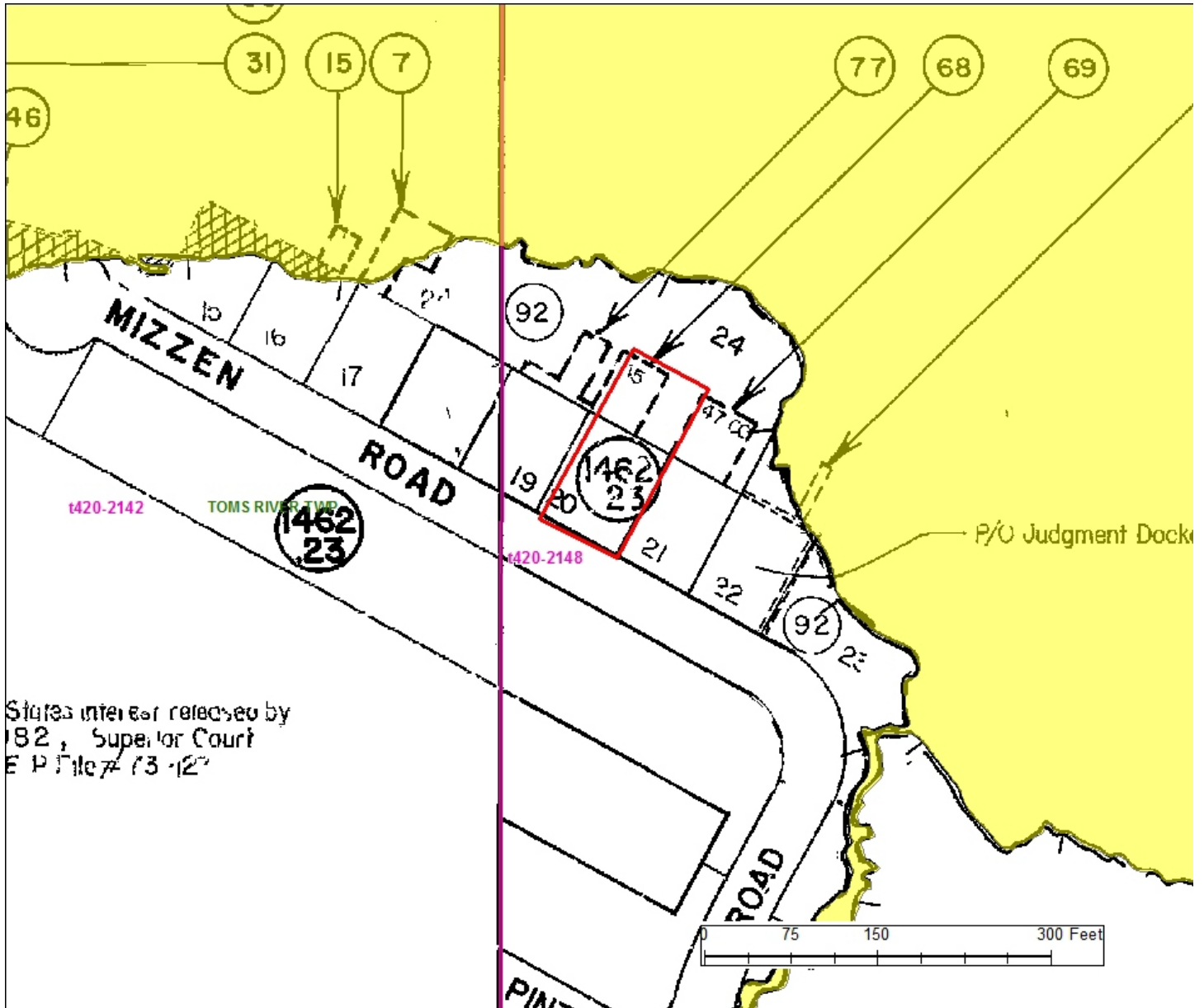
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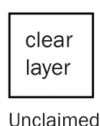
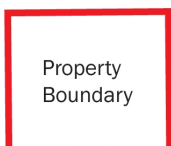


Tidelands Report

WESTERN
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GROUP LLC



1916 Mizzen Rd, Toms River Township, NJ Block: 1462.23 Lot: 20
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Western Technologies Group, LLC

Tideland & Flood Searches

908-725-1143 www.wtgroupllc.com

Property Location			
1916 MIZZEN ROAD, Toms River 08753-3112			
1508 (Toms River Township), Block: 1462.23, Lot: 20, Qualifier:			
Property Information		Assessment Data	
Class: Class: 15F - Unknown		Total Value: \$666,900.00	
Additional Lots:		Land Value: \$237,500.00	
Bld Description: 2F2G DAV 3686		Improvement Value: \$429,400.00	
Land Description: 75X100		% Improvement: 64.39	
Acreage: 0.1722		Special Tax Codes: F01	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: 75, Usage: DWELLING		Exemption: 4	
Year Constructed: 1985		Exemption statute: 54:04-03.30A	
Use Code: 0		2012 Rate: 1.581; 2012 Ratio: 102.58%; 2012 Taxes: \$12,633.77	
# Dwellings: 0		2013 Rate: 2.022; 2013 Ratio: 100.0%; 2013 Taxes: \$13,484.71	
Census Tract: 7226		2014 Rate: 2.028; 2014 Ratio: 100.0%; 2014 Taxes: \$13,524.73	
Current Owner		Sale Data	
BALZAFIORE, PHILIP & SUSAN		Date: 11/15/1996	
1916 MIZZEN ROAD		Price: \$375,000.00	
Toms River, NJ 08753-3112		Ratio: 1.78%	
Previous Owner:		Deed Book: 05420	
		Deed Page: 00996	
Latest Sales Detail			
Recorded:	Sales Price: \$375,000.00	Recorded:	Sales Price:
Sales Date: 11/15/1996	Sales Ratio: 1.78%	Sales Date:	Sales Ratio:
Deed Book: 05420	Use Code: 0	Deed Book:	Use Code:
Deed Page: 00996	Not Usable: 00996	Deed Page:	Not Usable:
Buyer		Buyer	
BALZAFIORE, PHILIP & SUSAN			
1916 MIZZEN ROAD			
Toms River, NJ 08753-3112			
Seller		Seller	