

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

Estimated Tideland Coverage: 1-5%

Dated: 01/16/2015

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.

Mull Jones

## Western Technologies Group, LLC

## **GRANT SEARCH**

## **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 f business days, or if you have any questions, j	•			o 15	
68 FILE 1507-0	9-0092 I,	IOYR LICEN	SE,	TDII	40001

## **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





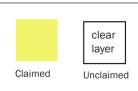
WESTERN TECHNOLOGIES GROUP LLC





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

Property Boundary



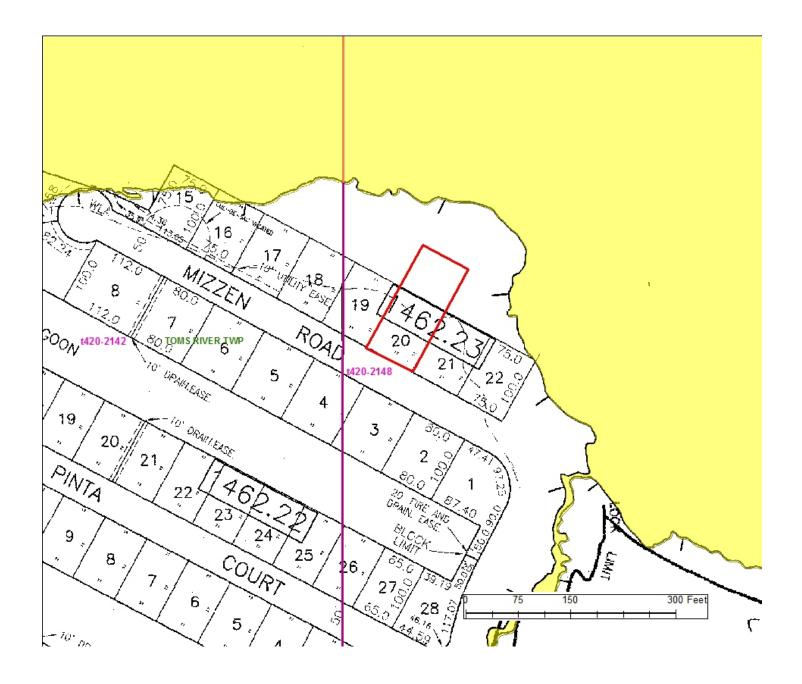
The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The individual instrument should be consulted to ascertain the accurate legal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





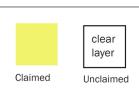
WESTERN TECHNOLOGIES GROUP LLC





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

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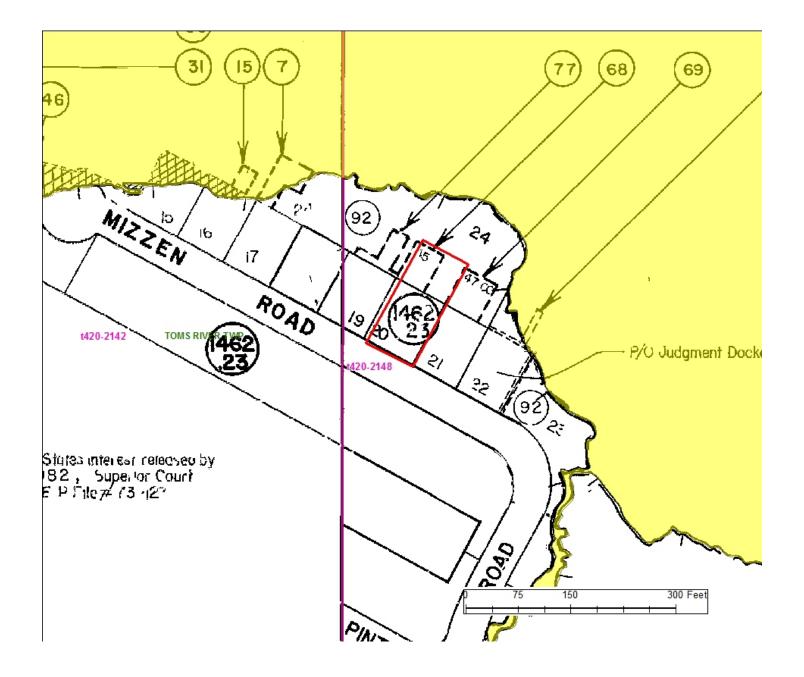
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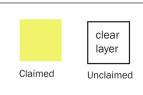
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Western Technologies Group, LLC Tideland & Flood Searches

908-725-1143 www.wtgrouplic.com

"The Mapping Experts"

Property Location	•					
1916 MIZZEN ROAD, Toms River 08753-311 1508 (Toms River Township), Block: 1462.23,						
Property Information Class: Class: 15F - Unknown	Assessment Data 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()	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()				
Zoning: 75, Usage: DWELLING	Exemption: 4	•				
Year Constructed: 1985	Exemption statute: 54:04-03.30A	Exemption statute: 54:04-03.30A				
Use Code: 0	2012 Rate: 1.581; 2012 Ratio: 102.58%	2012 Rate: 1.581; 2012 Ratio: 102.58%; 2012 Taxes: \$12,633.77				
# Dwellings: 0	2013 Rate: 2.022; 2013 Ratio: 100.0%; 2	2013 Taxes: \$13,484.71				
Census Tract: 7226	2014 Rate: 2.028; 2014 Ratio: 100.0%; 2	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				
Latast Solas Datail		Deeu Fage. 00990				
Latest Sales Detail	Poles Dries \$275,000,00	Deserve	Coleo Driver			
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						
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