HALL REALTY CONSULTANTS, LLC

13 Colts Neck Road
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Richard E. Hall, MAI
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NJ State Certified General Appraiser
Email: bob@hrc-llc.net

APPRAISAL REPORT

Green Acres Project - SHC #2015-003

Size: 269.49 acres
Owner: County of Ocean (former Railroad, LLC)
89 Route 539; 109A Yellow Dam Road; 50 Route 539
Block 50, Lots 5 & 9; Block 51, Lot 10
Barnegat Township
Cedar Bridge Road & Route 539
Block 2, Lot 6
Stafford Township
Ocean County, New Jersey, 08005

As of: August 15, 2017
HRC File #: 17-113.01

***Prepared For*:**

Ocean County Land Trust /
Ocean County Planning Board
Attn: Mark A. C. Villinger
Principal Planner
P.O. Box 2191
Toms River, NJ 08754

Date:

August 28, 2017

***Prepared By*:**

Richard E. Hall, MAI
Robert W. Kirwan, SRA, CTA

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August 28, 2017

Ocean County Natural Land Trust /
Ocean County Planning Board
Attn: Mark A. C. Villinger
Principal Planner
P.O. Box 2191
Toms River, NJ 08754

Re: Green Acres Project – SHC #2015-003
269.49 acres
Owner: County of Ocean (former Railroad, LLC)
89 Route 539; 109A Yellow Dam Road; 50 Route 539
Block 50, Lots 5 & 9; Block 51, Lot 10
Barnegat Township
Cedar Bridge Road & Route 539
Block 2, Lot 6
Stafford Township
Ocean County, New Jersey
HRC File #: 17-113.01

Dear Mr. Villinger:

As you requested, we have made a site visit of the above captioned property for purposes of estimating the market value of the fee simple interest as of the effective date August 15, 2017. The intended use of this appraisal is reportedly for land exchange of 269.49 acres to be transferred into the Green Acres program from County of Ocean as per the intended user of this report, Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.

Market value, as estimated herein, is defined as follows:

Market Value: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

1. The relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. The terms of sale (e.g., cash, cash equivalent, or other terms); and
3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

(Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017)

The appraisal report has been prepared under all professional appraisal standards and guidelines including the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal foundation and the Code of Professional Ethics and Standards of Professional Practice (SPP) of the Appraisal Institute. It is further consistent with the requirements of the NJDEP Green Acres guidelines.

Assumptions and Limiting Conditions

This appraisal report has been made with the following assumptions and limiting conditions:

This is an Appraisal Report, which should comply with the reporting requirements under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. It presents only summary discussions of the data, reasoning, and analyses used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraisers are not responsible for unauthorized use of this report.

The legal description furnished is assumed to be correct. The appraisers assume no responsibility for legal matters, nor renders any opinion on the title, which is assumed to be good.

This value estimate is contingent upon the limiting conditions and assumptions stated in the following report.

> ***Extraordinary Assumption:*** *"An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."* *(Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)*

There are no extraordinary assumptions for this appraisal.

> ***Hypothetical Condition:*** *"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."* *(Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)*

Based upon client instructions, this appraisal assumes that the subject property has no conservation restrictions and can be developed as per municipal zoning and Pinelands regulations, including mandatory clustering with forest area clustering bonus.

The subject property is vacant land located in Barnegat and Stafford Townships, Ocean County, New Jersey. The principal appraisers who prepared this report have had experience in the area with appraising similar type properties in this area.

After analysis of all data affecting the value of the property, we are of the opinion that the subject has a market value of the Fee Simple interest as of the effective date August 15, 2017 of:

ONE MILLION TWO HUNDRED FORTH- SEVEN THOUSAND DOLLARS
$1,247,000

Respectfully submitted,

Richard E. Hall, MAI
NJ State Certified General
Real Estate Appraiser #42RG00046900

Robert W. Kirwan, SRA, CTA
NJ State Certified General
Real Estate Appraiser #42RG00012900

REH/RWK/ks

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY:	89 Route 539; 109A Yellow Dam Rd; 50 Route 539 Block 50, Lots 5 & 9; Block 51, Lot 10 Barnegat Township 08005 Cedar Bridge Road (a/k/a Warren Grove Rd.) & Route 539 Block 2, Lot 6 Stafford Township 08050 Ocean County, New Jersey
PURPOSE OF REPORT:	To estimate the market value of the subject property.
INTEREST APPRAISED:	Fee Simple
EFFECTIVE DATE OF VALUE:	August 15, 2017
INTENDED USE:	The intended use of this appraisal report is reportedly for land exchange of 269.49 acres to be transferred into the Green Acres Program from County of Ocean, as per the intended user of this report, Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.
TYPE OF PROPERTY:	Vacant Land

LAND:

Barnegat Township	253.87	± acres
Stafford Township	15.62	± acres
Total	269.49	± acres
Tract 1 (Block 50, Lot 5, Barnegat)	100.82	± acres
Tract 2 (Block 50, Lot 9, Barnegat)	5.14	± acres
Tract 3 (Block 51, Lot 10, Barnegat)	147.91	± acres
Tract 4 (Block 2, Lot 6, Stafford)	15.62	± acres
Total	269.49	± acres

IMPROVEMENTS:	None – vacant land
HIGHEST AND BEST USE:	Residential development and passive recreation
ZONING:	**Barnegat Township** Block 50, Lots 5, 9 & p/o 10 (21.92 ± acres) - PA Preservation Zone Block 51 p/o 10 – PF Preserved Forest Area Zone **Stafford Township** Block 2 Lot 6 – FA Forest Area Zone
2017 ASSESSMENT DATA:	See body of report for breakdown.

Summary of Salient Facts & Conclusions (Cont'd)

EXPOSURE TIME: Less than 12 months

VALUE INDICATIONS – Preservation Area – Barnegat Block 50, Lots 5, 9 & P/O Block 51, Lot 10 (21.92± acres) – PA - Total Acreage = 127.88:

Cost Approach:	$	N/A
Sales Comparison Approach:	**$**	**147,000**
Income Capitalization Approach:	$	N/A

VALUE INDICATIONS – Forest Area – Barnegat P/O Block 51, Lot 10 & Stafford Block 2 Lot 6 – FA – Total Acreage = 141.61± acres

Cost Approach:	$	N/A
Sales Comparison Approach:	**$1,100,000**	
Income Capitalization Approach:	$	N/A

TOTAL (includes bulk discount) - $1,247,000

FINAL VALUE ESTIMATE
(As of August 15, 2017)

$1,247,000

CERTIFICATION OF APPRAISAL ASSIGNMENTS

The property of this appraisal report is Block 50, Lots 5 & 9; Block 51, Lot 10 on the official tax map of Barnegat Township; Block 2, Lot 6 on the official tax map of Stafford Township, Ocean County, New Jersey. We certify that, to the best of our knowledge and belief, ...

The statements of fact contained in this report are true and correct to the best of the appraisers' knowledge and are not misrepresented.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.

We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias regarding the parties involved.

We have performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the value estimate, the attainment of a stipulated result, or a subsequent event. The appraisal assignment was not based on a requested minimum valuation, a valuation, or approving a loan.

Our analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and consistent with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the Appraisal Institute relating to review by its duly authorized representatives.

As of this report, we have completed the continuing education program of the Appraisal Institute.

Richard E. Hall, MAI made a site visit of the subject property on April 9, 2014, May 12, 2017 and reviewed recent subject photos taken on July 19, 2017. Robert W. Kirwan, SRA made a site visit of the subject property on July 19, 2017. No one other than the person or persons signing this report prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal.

The conclusions in this appraisal report express our opinion of the market value of the fee simple interest as of the effective date August 15, 2017, in the above captioned property at: **$1,247,000**

Robert W. Kirwan, SRA, CTA
NJ State Certified General
Real Estate Appraiser #42RG00012900

Richard E. Hall, MAI
NJ State Certified General
Real Estate Appraiser #42RG00046900

QUALIFICATIONS OF:

RICHARD E. HALL, MAI
Appraiser/Consultant

CERTIFICATIONS AND LICENSES:

State Certified General Real Estate Appraiser (SCGREA) - #42RG00046900 (Certified to 12/31/17)
Licensed Real Estate Broker, State of New Jersey (1972-2012)
Certified Tax Assessor (CTA), #0856 – State of New Jersey (1972 – 6/2014)

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS:

MAI:	Member, Appraisal Institute
CRE:	Member, The Counselors of Real Estate (1990-2015)
Realtor:	National Association of Realtors & Ocean County Board of Realtors (1972-2012)

PROFESSIONAL EDUCATION:

Graduate of Rider University, Trenton, New Jersey in 1971; Degree: B.S. in Commerce, Finance Major
Former Adjunct Instructor of Real Estate Appraisal, Real Estate Finance and Investment
Stockton State College, Pomona, New Jersey
A.I. Courses Required Completed
Numerous lectures, workshops and conferences sponsored by the:
Appraisal Institute, The Counselors of Real Estate American Institute of Real Estate Appraisers, American Society of Real Estate Counselors, Society of Real Estate Appraisers, New Jersey Association of Realtors, National Association of Securities Dealers (NASD); Office of Dispute Resolution, NASD Arbitrator Panel Member Training, 1999; Office of Dispute Resolution, NASD Chairperson Training, 2000

QUALIFIED BEFORE COURTS AND ADMINISTRATIVE BODIES:

- United States Claims Court
- United States Federal Bankruptcy Court
- United States District of New Jersey
- Superior Court State of New Jersey
- Tax Court of the State of New Jersey
- Various County Tax Boards of the State of NJ
- Various Municipal Authorities, Planning & Zoning Boards, Committees and Administrative Boards
- National Association of Securities Dealers (NASD), Approved Panelist on Arbitration Cases

EXPERIENCE:

Appraising and Consulting

Since 1973, Mr. Hall has been involved in the real estate appraising and consulting practice, primarily limited to commercial investment, vacant land and litigation appraising.

Professional Organizations

Society of Real Estate Appraisers, Chapter 105, Past President 1978, Committee Member and Board of Directors

Appraisal Institute, New Jersey Metro Chapter, Past President 1995, Board of Directors and Admissions Committee and member of National Review and Counseling Committee

Alternative Dispute Resolution Experience

Engaged as a real estate appraisal consultant and negotiator for many municipalities and governmental agencies for land acquisition.

Past President and former member of the Ocean County Board of Taxation with the responsibility of overseeing the County Tax Administration and acting as a hearing officer for taxpayer filed tax appeals 1998-2008.

Approved Arbitrator for the National Association of Securities Dealers (NASD)

Litigation and testimony matters as a real estate expert in the State and Federal Courts.

QUALIFICATIONS OF:

ROBERT W. KIRWAN, SRA, SCGREA, CTA

CERTIFICATIONS AND LICENSES:

NJ State Certified General Real Estate Appraiser (SCGREA) - #42RG00012900, 1991 – Present
Certified Tax Assessor (CTA) State of New Jersey, 1998 – Present

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS:

SRA: Senior Residential Appraiser - Appraisal Institute, 1989 – Present
Realtor: National Association of Realtors & Ocean County Board of Realtors, 1995 – Present

PROFESSIONAL EDUCATION:

Bachelor of Arts in Geography - Rutgers College, New Brunswick, New Jersey - 1977
Appraisal Institute required courses for designation & continuing education, 1986 – Present
Certified Tax Assessor required certification courses & continuing education, 1998 – Present
Numerous seminars, workshops and lectures sponsored by the:
Appraisal Institute, Society of Real Estate Appraisers, International Association of Assessing Officers, NJ Department of Environmental Protection – Green Acres Program, New Jersey Association of Realtors, Worldwide ERC (Employee Relocation Council), National Association of Independent Fee Appraisers

QUALIFIED BEFORE COURTS AND ADMINISTRATIVE BODIES:

United States Claims Court
Superior Court State of New Jersey
Various Municipal Authorities, Planning & Zoning Boards
New Jersey Tax Court
Various NJ County Tax Boards

EXPERIENCE:

Appraising and Consulting:
Since 1989, I have been involved in real estate appraising and consulting practice, primarily limited to residential, vacant land, public acquisitions, tidelands issues and litigation appraising. 1987-1989 real estate appraiser for Atlantic Coast Realty Appraisal Group. 1986-1987 residential real estate appraiser for Hall/Palmer Appraisal. 1979-1986 Cartographer for New Jersey Pinelands Commission.

Professional Organizations:
Appraisal Institute, Past President of Central NJ Chapter -1992
Appraisal Institute, Board of Directors for South Jersey Chapter - 2013-2014.
Governors Mapping Advisory Committee member - 1983-1986

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

UNLESS OTHERWISE STATED, this appraisal report is subject to the following assumptions and limiting conditions:

The appraisers have not examined into and do not pass upon the title to the property, nor is it to be construed or implied that this report in any manner passes upon, counsels or advises in legal matters.

The description of the premises as reported herein is in accordance with information furnished by the client Ocean County Planning Board accepted as correctly designating the boundary lines, but no investigations or survey has been made of the same.

The property is appraised as a whole in fee simple, free of liens, mortgages, restrictions of use or other encumbrances, leases, easements or other contracts running in favor or against the property except as specified.

Information pertaining to data from which computations are based, including but not limited to operating expenses, income and/or existing contracts, zoning regulations or other use restrictions, boundary lines, engineering surveys and conditions not evident upon surface inspection of the property, have been obtained from sources considered reliable, accepted and reported herein as correct and authentic but not guaranteed.

The value applies only to the premises described. It is not to be employed in making summation appraisals of said land and building or buildings that may be placed thereon; nor is said value or any analysis thereof or any unit values derived to be construed to any other property, however similar.

The division of land and improvement values as reported is applicable only under the program of utilization as discussed within the context of the report.

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any purpose other than as stated in the appraisal.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the author. The restrictions on publication include but are not limited to: valuation, conclusions, identity of the appraisers or firm with which they are connected, or any reference to the Appraisal Institute.

The appraisers are not to be required, by this appraisal, to give testimony or attendance in court regarding the property appraised.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property were not called to the attention of nor did the appraisers become aware of such during the appraisers' inspection.

The appraisers do not know of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property.

General Assumptions and Limiting Conditions (Cont'd)

The value estimated is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto which would cause a loss of value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

The appraisers have not reviewed a Phase I Environmental Audit report, such an examination is customary in transferring commercial, industrial or vacant real estate. The appraisal is based on an assumption of a Phase I Environmental Audit report indicating no contamination.

The opinions expressed are subject to and contingent upon compliance of the property to environmental laws and regulations, where applicable, that may be within the jurisdiction of any federal, state, county or municipal authorities, agencies or sub-divisions.

The valuations discussed are subject to and contingent upon any claims or rights of the United States of America or the jurisdictional state as it would relate to lands flowed by tides, tributary rivers or other water bodies.

The property is appraised and value conclusions are set forth under the assumption that the land utilization or opinions of highest and best use comply with all laws, regulations and statutes that would affect the utilization of the property including but not limited to zoning, licensing, permitting and environmental, whether within the jurisdiction of federal state, county or municipal authority.

This appraisal is made understanding that the subject can obtain a negative declaration from the New Jersey Department of Environmental Protection (NJDEP) under the regulations and requirements of the Environmental Cleanup Responsibility Act of 1983 (ECRA), as amended including the Industrial Site Recovery Act (ISRA) amendments of June 16, 1993. These Acts require as a pre-condition of any cessation of operation or transferring real property, which used or stored regulated hazardous substances, the testing, cleanup and disposal of any such material. The appraisers are not qualified to determine the existence of any such hazardous material and therefore, has expressed a value of the property as if free and clear of any such substances.

The appraisers have not been apprised or is qualified to ascertain the existence of radon, a radioactive gas which occurs naturally in the soil of certain identified areas. This gas in concentrated form has been detrimental and its existence would create a negative impact on value. As in the above instance, the value estimate assumes the subject is free and clear of radon gas.

The Americans with Disabilities Act (ADA) relating to public accommodations and commercial facilities, became effective 1/26/92. The appraisers have not made a compliance survey and analysis to determine whether any improvements, if applicable, are in conformity with the detailed requirements of the ADA. A compliance survey, with a detailed analysis of the ADA, could reveal that non-compliance with one or more of the Act. If so, this could have a negative effect upon value. Since the appraisers have no direct evidence relating to this issue, he did not consider possible non-compliance with the requirements of ADA in the estimation of value.

SPECIAL NOTE:

If investigations, special studies including but not limited to legal, engineering, chemical or others, completed by qualified individuals should reveal that facts within the assumptions and limiting conditions were not known or conveyed to the appraisers as of this report, they should be apprised of such information to obtain his opinion on the effect to his final value estimate.

CLIENT

Ocean County Natural Land Trust / Ocean County Planning Board
Attn: Mark A.C. Villinger, Principal Planner
P.O. Box 2191
Toms River, NJ 08754

IDENTIFICATION OF PROPERTY

The property is legally known as Block 50, Lots 5 & 9; Block 51, Lot 10 on the official tax map of Barnegat Township; Block 2, Lot 6 on the official tax map of Stafford Township, Ocean County, New Jersey. The property is more commonly known as: 109A Yellow Dam Rd, 50 Route 539 and Cedar Bridge Road & Route 539.

Green Acres Project
SHC #2015-003

Title search and survey, have been provided. The legal description contained within represents the best available to the appraisers. It is assumed to be correct, however, no implied warranties or legal opinions are rendered. The property has been evaluated based upon descriptions as provided by the client and are subject to the assumptions and limiting conditions contained herein.

INTEREST VALUED

Fee Simple interest held by record owner – County of Ocean (former Railroad, LLC)

INTENDED USE AND INTENDED USER OF APPRAISAL

The intended use of this appraisal report is reportedly for land exchange of 269.49 acres to be transferred into the Green Acres Program from County of Ocean as per the intended user of this report, Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.

PURPOSE OF REPORT

This appraisal report estimates the market value of the subject property. Market value, as estimated herein, is defined:

> **Market Value:** A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.
>
> 1. The relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
> 2. The terms of sale (e.g., cash, cash equivalent, or other terms); and
> 3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).
>
> (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017)

DATE OF REPORT – August 28, 2017

SCOPE OF WORK *"The type and extent of research and analysis in an assignment." (Source: The Appraisal of Real Estate 14th Edition, The Appraisal Institute, dated 2013.)*

Work encompasses the research and analysis to prepare a report under the intended use, the Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The three major sections of work are:

- Identifying the problem
- Determining the solution
- Applying the solution

Scope of work is the steps an appraiser will make in performing an assignment. Solving an appraisal problem involves three steps; 1) Identifying the problem; 2) Determining the solution (scope of work); and 3) Applying the solution.

Identifying the Problem

The identification of the appraisal problem involves identifying the following steps:

- Client;
- Intended Users besides the client;
- Intended Use
- Objective of the appraisal or type of value and its definition;
- Effective Date;
- Property Characteristics that relate to the assignment such as the interest to be valued and physical and legal characteristics;
- Assignment conditions such as hypothetical conditions, extraordinary assumptions and other requirements.

Client – The client of this report is Ocean County Natural Land Trust / Ocean County Planning Board.

Intended Users of Appraisal – Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.

Intended Use – The intended use of this appraisal is for land exchange of 269.49 acres to be transferred into the Green Acres Program from County of Ocean as per the intended user of this report, Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.

Effective Date of Value Opinion – August 15, 2017

Scope of Work (Cont'd)

Physical Characteristics – In this appraisal assignment, Richard E. Hall, MAI made a site visit of the subject property on April 9, 2014, May 12, 2017 and reviewed recent subject photos taken on July 19, 2017. Robert W. Kirwan, SRA made a site visit of the subject property on July 19, 2017. We have reviewed the following supplied information with physical measurements:

- Boundary Survey Map prepared by DW Smith Associates dated November 7, 2014.
- Ocean County Natural Lands Trust Fund Nomination Form.
- Proposed Land Swap Map prepared by Ocean County Planning Board, dated January 7, 2017.
- Wading River East Branch wetlands with buffers map prepared by Ocean County Planning Board, dated March 26, 2014.
- Pinelands Certificate of Filing for 12-lot Subdivision dated April 29, 2009
- Pinelands Development Credit Deed Restriction for Preservation Area for Block 51, Lot 10, Barnegat Township – dated June 25, 2007 as per deed book 13736, page 214.
- Pinelands Development Credit Deed Restriction for Preservation Area for Block 50, Lot 5, Barnegat Township – dated June 25, 2007 as per deed book 13736, page 235.
- 9-Lot Subdivision Plan Map of Block 51, Lot 10 prepared by Edmond C. Speitel of Speitel and Speitel, Inc. dated October 12, 2012.

We then used information from county records, real estate agents, owner's comments, assessor's records, the state records, multiple listings service data, aerial photography, wetlands mapping to identify the characteristics of the subject property that are relevant to the valuation problem, if applicable.

Legal Characteristics – We relied on the street address, deed description, tax block and lot and tax map for information regarding easements, covenants, restrictions and other encumbrances. We did not independently research such items, and was not provided with a title report. The acreage calculation is based upon information provided from the client.

Extraordinary Assumption: *"An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions." (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)*

There are no extraordinary assumptions for this appraisal.

Hypothetical Condition: *"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis." (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)*

Based upon client instructions, this appraisal assumes that the subject property has no conservation restrictions and can be developed as per municipal zoning and Pinelands regulations, including mandatory clustering with forest area clustering bonus.

Scope of Work (Cont'd)

Economic Characteristics – None - vacant land

Determining the Solution (Scope of Work)

Type and Extent of the Data Researched

This assignment also included searching for sales similar to the subject. We researched the market area for sales of properties with similar zoning. Comparable were selected based on physical and location characteristics. Of these sales, the sales considered to be most similar to the subject were used in the sales comparison approach.

Applying the Solution

Type and Extent of Analysis Applied

The value opinions in this report are based upon review and analysis of the market conditions affecting real property value based upon the market transactions and the attributes of competitive properties, and sales data for similar type properties.

To determine the highest and best use of the real estate, we completed a survey of the market, carefully noting supply and demand factors, and examined the feasibility of alternative uses. The appraisal problem warranted no intensive highest and best use study. Given the real estate, our conclusion of highest and best use was based on logic and observed evidence.

There are three traditional approaches used to arrive at an opinion of value of real estate: the sales comparison approach, the cost approach, and the income capitalization approach.

We did not apply the cost approach and income capitalization approach because they were not considered applicable to arrive at credible results. We applied the sales comparison approach, which is necessary for credible results given the intended use, property characteristics and type of value sought.

After selecting the sales, a comparative analysis of relevant factors that influence value adjusted the sales to the property based upon the actions and preferences demonstrated by the participants in the marketplace.

NEW JERSEY PINELANDS

The Pinelands National Reserve

The Pinelands is our country's first National Reserve and a U.S. Biosphere Reserve of the Man and the Biosphere Program.

This internationally important ecological region is 1.1 million acres in size and occupies 22% of New Jersey's land area. It is the largest body of open space on the Mid-Atlantic seaboard between Richmond and Boston and is underlain by aquifers containing 17 trillion gallons of some of the purest water in the land.

In 1979, our state formed a partnership with the federal government to preserve, protect and enhance the natural and cultural resources of this special place.

Today, with the Pinelands Comprehensive Management Plan, the region is protected in a manner that maintains its unique ecology while permitting compatible development.

The Pinelands National Reserve (PNR) created by Congress under the National Parks and Recreation Act of 1978. The PNR is the first National Reserve in the nation. The PNR encompasses approximately 1.1 million acres covering portions of seven counties and all or parts of 56 municipalities.

Location, Geology, Climate

The Pinelands is in the Atlantic Outer Coastal Plain, a geological formation characterized by gently rolling terrain and sandy soils. Underlying much of the Pinelands is the Cohansey Aquifer. This formation of unconsolidated sand and gravel functions as a vast reservoir estimated to contain over 17 trillion gallons of some of the purest water in the country. The water in this shallow aquifer frequently lies at or near the surface, producing bogs, marshes, and swamps. The streams of the Pinelands are fed by this aquifer, and are characteristically acidic and nutrient poor. Natural organic contents leaching out of the soils are responsible for the dark tea color of the region's streams.

People and Economy

Over 700,000 people live in Pinelands communities. Population densities range from less than 10 persons per square mile in the interior sections to over 4,000 persons per square mile in more developed communities at the edge of the region.

Agriculture, including blueberries and cranberries, as well as row and field crops, is extremely important to the region's economy. New Jersey is among the top states in the nation in the production of blueberries and cranberries, and virtually these are grown in the Pinelands. Other major industries are recreation, resource related industries, construction (on the periphery) and shell fishing.

The Pinelands National Reserve (Cont'd)

Ownership

The Pinelands region is 1/3 publicly and 2/3 privately owned.

Public lands of the State of New Jersey comprise over 300,000 acres and include parks, forests, and wildlife management areas such as Wharton, Bass River, Brendan T. Byrne, Belleplain, Island Beach, Colliers Mills, and Greenwood among others.

The historic villages of Batsto and Double Trouble are visitor attractions administered by the Division of Parks and Forests of the New Jersey Department of Environmental Protection.

Federal properties include three military installations, the Forsythe National Wildlife Refuge and the Cape May National Wildlife Refuge.

Numerous county and municipal parks, as well as conservation lands owned by nonprofit organizations, exist within the Pinelands.

Pinelands Comprehensive Management Plan (CMP) – Pinelands Protection Area

The CMP implements, and is an exercise of, the powers granted to the Pinelands Commission by the 1979 New Jersey Pinelands Protection Act and the Federal National Parks and Recreation Act of 1978. The regulations and standards it contains are designed to promote orderly development of the Pinelands to preserve and protect the significant and unique natural, ecological, agricultural, archaeological, historical, scenic, cultural and recreational resources of the Pinelands.

In the center of America's most popular region lies over a million acres of forests, farms, and scenic towns, the New Jersey Pinelands.

The Pinelands is a patchwork of pine oak forests, tea-colored streams and rivers, spacious farms, crossroad hamlets and small towns stretched across southern New Jersey.

In 1978 Congress created the Pinelands National Reserve, the country's first. The Reserve was to be a place where governments at every level, from Washington down to local planning boards, could help shape the Pinelands' future in keeping with some basic guidelines. The state was to take the lead in evaluating the Pinelands' resources and planning how best to balance their protection with new development. As provided in the federal law, Governor Brendan T. Byrne established the Pinelands Commission by executive order on February 8, 1979 and gave it responsibility for these tasks.

The Pinelands Protection Area (Cont'd)

The New Jersey Legislature, at Governor Byrne's request, supplemented the federal law by passing the Pinelands Protection Act in June 1979. The Act affirmed the temporary limitations on development which the Governor had put into effect while a plan to protect the Pinelands was being created. It also established a requirement that county and municipal master plans and land use ordinances be brought into conformance with the Comprehensive Management Plan which the Commission was developing.

Management Areas

The Pinelands Comprehensive Management Plan Land Capability Map establishes nine land use management areas with goals, objectives, development intensities and permitted uses for each. These are implemented through local zoning which must conform with Pinelands land use standards. Below are generalized descriptions of each management area with permitted uses. The summaries below are intended only to serve as a guide and are subject to various local conditions and limitations.

Preservation Area District – 288,300 acres. This is the heart of the Pinelands environment and the most critical ecological region; a large, contiguous wilderness-like area of forest which supports diverse plant and animal communities and is home to many threatened and endangered species. No residential development, except for one-1 acre lots in designated infill areas (total 2,072 acres) and special "cultural housing" exceptions, on minimum 3.2 acre lots for property owned by families prior to 1979. Limited commercial uses in designated infill areas.

Special Agricultural Protection Area – 40,300 acres. These are areas primarily used for berry agriculture and horticulture of native Pinelands plants. Only residential farm-related housing on 40 acres, and expansion of existing non-residential uses permitted.

Forest Area – 245,500 acres. Similar to the Preservation Area District in terms of ecological value; this is a largely undeveloped area which is an essential element of the Pinelands environment. It contains high quality water resources and wetlands and provides suitable habitat for many threatened and endangered species. Permitted residential densities average one home for every 28 acres.

Agricultural Production Area – 68,500 acres. These are areas of active agricultural use, generally upland field agriculture and row crops, including adjacent areas with soils suitable for expansion of agricultural operations. Farm-related housing on 10 acres and non-farm housing on 40 acres are allowed. Permitted non-residential uses are agricultural commercial and roadside retail within 300 feet of pre-existing commercial uses.

Rural Development Area – 112,500 acres. This is a transitional area that balances environmental and development values between conservation and growth areas. Limited, low density residential development and roadside retail is permitted. Residential densities average one home for every five acres.

The Pinelands National Reserve (Cont'd)

Military and Federal Installation Area – 46,000 acres. Federal enclaves within the Pinelands. Permitted uses are those associated with function of the installation or other public purpose uses.

Pinelands Villages – 24,200 acres. 47 small, existing, spatially discrete settlements which are appropriate for infill residential, commercial and industrial development compatible with their existing character. Residential development is permitted on minimum 1-acre lots if not sewered.

Pinelands Towns – 21,500 acres. Six large, existing spatially discrete settlements. Residential development is permitted on minimum 1-acre lots if not sewered and 2 to 4 homes per acre with sewers. Commercial and industrial uses are also permitted.

Regional Growth Area – 77,200 acres. These are areas of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. Residential development of approximately 3 homes per acre with sewers. Commercial and industrial uses are permitted.

Descriptions and Regulations Relevant to the subject property

Resource Extraction

The commercial mining of sand, gravel, clay, and ilmenite is permitted in the Pinelands. However, since resource extraction significantly alters the landscape and can lower water quality and disrupt drainage patterns; mining operations must be carefully conducted.

The Pinelands Plan prohibits new mining operations in the Preservation Area District, Agricultural Production Areas, Forest Area and Special Agricultural Production Areas. Existing operations in these areas are permitted to continue, subject to strict limitations. New mining operations may be located in other parts of the Pinelands. The Pinelands Plan requires that these mining areas be buffered from adjacent properties. Mining must be conducted in a logical sequence, harm to water resources off the site must be minimized and the site must be restored once mining is complete.

Preservation Area

The heart of the Pines from an environmental point of view is the Preservation Area. Here one finds the pristine Pine Barrens Rivers, the Mullica, the Batsto, the Bass, Wading and Oswego. Here are the unique forests of pygmy pines and oaks known as the East and West Plains. The ruins of long-deserted towns and factories poke through the underbrush amidst a maze of twisting, barely passable sand roads. The solemn gloom of cedar swamps gives way to the flowery brilliance of inland marshes and bogs. To save all this, the Plan created a Preservation Area District where conventional residential, commercial and industrial development is largely prohibited. In general, only new land uses compatible with the ecology of the central Pines are allowed. Examples of acceptable activities are forestry, cultivation of berries and native plants, and operation of recreational facilities, such as canoe rental services and campgrounds designed for minimal impact on the landscape.

The Pinelands Protection Area (Cont'd)

The Preservation Area District's approximately 290,000 acres (including acreage already protected in public holdings, such as Wharton and Brendan T. Byrne Lebanon State Forests) are immune from new residential development with one exception. Members of families that have lived in the Pinelands for at least 20 years are allowed to build houses for their own use on land they owned as of February 7, 1979, the day before Governor Byrne ordered the interim development controls. The lot must be at least 3.2 acres to meet the Plan's water quality standard regulating ground water contamination from septic systems.

Pinelands Development Credits (Source Pinelands Commission)

The Pinelands Development Credit Bank is an independent state agency that plays a pivotal role in helping the Pinelands Development Credit (PDC) program run smoothly and efficiently.

The PDC Program is a Transferable Development Rights (TDR) program that encourages a shift of development away from important environmental and agricultural areas to other areas within the region. It provides a way for landowners in these environmental and agricultural areas to benefit economically from increased land values in other areas zoned to allow more residential development. Developers benefit by being able to build more homes on these properties than would normally be permitted.

The basic premise of a TDR program is that development opportunities can be moved from one property to another. These so-called transferable development rights are allocated to properties located within sending areas; they are then severed, sold and used to increase the amount of development permitted in receiving areas. Once redeemed, the development rights cannot be used again.

If property owners in these sending areas wish to sell transferable development rights, they place a restriction (or easement) on the deed to their properties. These restrictions ensure that the properties will be forever used for agriculture or for other economic uses, such as lumbering or recreation, which are compatible with the environment. Once the deed restriction is recorded, the rights have been removed, or severed, from the property and they can be sold separate and apart from the property itself. The primary receiving areas for the rights are Pinelands Regional Growth Areas. Municipalities specify in their zoning ordinances how many homes can be built in residential zoning districts without PDCs and how many more homes can be built if PDCs are used. Developers can determine how many homes they wish to build on a given property and buy transferable development rights when needed. When a development plan for a receiving site is approved, the developer redeems the requisite number of PDCs.

Pinelands Development Credits (Cont'd)

The PDC program also offers several other sending and receiving opportunities in the Pinelands. For example, people in Pinelands growth areas sometimes seek "variances" from zoning ordinances to permit residential development in a business zone or vice versa. Under the Pinelands Plan, municipalities can grant these variances when PDCs are redeemed. Variances are also occasionally sought to permit a home to be built on an undersized (non-conforming) lot elsewhere in the Pinelands. With some limitations, the Pinelands Plan also authorizes municipalities to consider these types of variances when PDCs are redeemed.

People who own property outside of the normal sending areas can also receive an allocation of PDCs to alleviate a property hardship. These situations sometime exist when a property has severe environmental constraints and cannot be developed without harming the environment. In these cases, the Pinelands Commission may approve a waiver of strict compliance which allocates PDCs to the property so the owner can sell them and receive a financial return equal to the property's fair market value.

Pinelands Development Credits may be sold privately in two different ways. If not severed beforehand, PDCs are automatically transferred to the new owner when a sending property is sold. Buyers and sellers alike should be cautioned, however, that the guaranteed allocation of one right for small properties is lost unless that right is severed before the sending property is sold. Once severed, of course, PDCs can be sold separately from a sending property.

PDC's are allocated based upon 1 credit (4 rights PDRs) per 39 upland acres and 2/10ths of credit per 39 acres of wetlands.

OCEAN COUNTY DATA

Ocean County is in the south-central portion of New Jersey, comprising 33 individual municipalities and boroughs, and is the second largest county in the state in size. It is bordered to the east by the Atlantic Ocean, to the north by Monmouth County, to the west by Burlington County and to the south by Great Bay and Little Egg Inlet.

The county encompasses a land area of approximately 640 square miles, including almost 280 square miles of open water, offering several miles of water frontage. It is near two of the nation's largest metropolitan centers, New York City, approximately 60 miles to the north and Philadelphia, approximately 50 miles to the west. These metropolitan areas are easily accessible to and from Ocean County via several major highways, namely the Garden State Parkway and Routes 70 & 72.

Significant and unique to Ocean County is the substantial amount of age-restricted housing. This has been evolving over a 40+ year period into one of the more concentrated senior citizen housing market segments in the country. Originally, the significant concentrations of age-restricted housing were contained within Berkeley, Manchester, Lakewood, Toms River and Brick Townships, however within the past few years the housing style has exploded to the southern area of the county, especially Ocean, Barnegat, Stafford and Little Egg Harbor Townships.

The age-restricted housing market is well entrenched in Ocean County and is expected to remain a considerable market force in years to come. This is further supported by the 2010 census data, which indicated that Ocean County had the second largest percentage of persons aged 65 and over in the state.

Ocean County is home to one-third of the fabulous Jersey Shore – 44 miles of the Atlantic Ocean coastline with sandy beaches, surf, fishing and water sports. Three major resort areas include Point Pleasant Boardwalk; Seaside Heights Boardwalk and Long Beach Island with its activity packed Beach Haven and Fantasy Island. There are also two oceanfront state parks which include 10-mile Island Beach State Park south of Seaside Park and the Barnegat Lighthouse State Park in Barnegat Light.

Virtually all the municipalities within the county have comprehensive zoning and planning policies. There is substantial involvement and support by the county and state governments regarding traffic and circulation plans, utility extensions and protection of valuable environmental resources. These agencies include, but are not limited to: the U.S. Army Corps of Engineers, NJDEP, NJ Division of Coastal Resources, Pinelands Comprehensive Management Plan and the NJ State Development & Redevelopment Plan. The permitting and approval process, however, can serve as a detriment to the development process due to layers of approvals, agency review, etc. Recent amendments to CAFRA include more stringent development standards and permitting processes within coastal areas.

In conclusion, Ocean County is expected to sustain its substantial tourism base and remain a stable suburban growth area within the state overall. As the population and households continue to expand, the retail, office, industrial and service industries within the county are expected to expand to meet these future demands albeit, at a slower overall pace than in the past decade.

SUMMARY DESCRIPTION OF THE REAL ESTATE APPRAISED

MUNICIPAL DATA SUMMARY

Barnegat Township

Municipality:	Barnegat	County:	Ocean
Type:	Township	State:	New Jersey

Land

Total Area:	34.67 square miles	% in Pinelands:	62.6%
		% in CAFRA:	37.4%

Government and Services

Form:	Township Committee
Police:	54 (# of Employees 2014)
Fire:	Volunteer

Population

Year		Density
1990:	12,235	352.8
2000:	15,270	440.4
2010:	20,936	603.9
2015: (estimated)	22,108	637.67

Housing/Households

Per Capita Median Income:	$19,307 (2000)	$29,944 (2015)
Total Housing Units:	6,066 (2000)	9,085 (2010)
Total Occupied Housing Units:	5,493 (2000)	8,128 (2010)
Employment:	2,830 (2015)	

Housing/Households (2015)

Owner-occupied Housing Units:	7,197
Renter-occupied Housing Units:	1,116

Single Family Building Permits	2011:	51	2014:	73
	2012:	161	2015:	101
	2013:	122	2016:	204
General Tax Rate	2011:	$2.397	2014:	$2.481
	2012:	$2.374	2015:	$2.546
	2013:	$2.417	2016:	$2.629

2016 Equalization Ratio:	101.98%
2016 Net Valuation Taxable:	$2,277,326,500

Sources: US Census Bureau, NJ Department of Labor, Ocean County Planning Department, Ocean County Abstract of Ratables

MUNICIPAL DATA SUMMARY

Stafford Township

Municipality:	Stafford	County:	Ocean
Type:	Township	State:	New Jersey

Land

Total Area:	46.53 square miles	% in Pinelands:	44.1%
		% in CAFRA:	55.9%

Government and Services

Form:	Mayor-Council
Police:	69 (# of Employees 2014)
Fire:	Volunteer

Population

Year		Density
1990:	13,325	268.37
2000:	22,532	484.24
2010:	26,535	578.75
2015:(estimated)	26,959	579.39

Housing/Households

Per Capita Median Income:	$25,397 (2010)	$33,721 (2015)
Total Housing Units:	11.522 (2000)	13,604 (2010)
Total Occupied Housing Units:	8,535 (2000)	10,096 (2010)
Employment:	9,283 (2015)	

Housing/Households (2015)

Owner-occupied Housing Units:	8,449
Renter-occupied Housing Units:	1,751

Single Family Building Permits	2011:	48	2014:	284
	2012:	58	2015:	139
	2013:	214	2016:	128
General Tax Rate	2011:	$1.887	2014:	$2.275
	2012:	$1.907	2015:	$2.247
	2013:	$2.247	2016:	$2.329

2016 Equalization Ratio:	93.72%
2016 Net Valuation Taxable:	$3,849,038,400

Sources: US Census Bureau, NJ Department of Labor, Ocean County Planning Department, Ocean County Abstract of Ratables

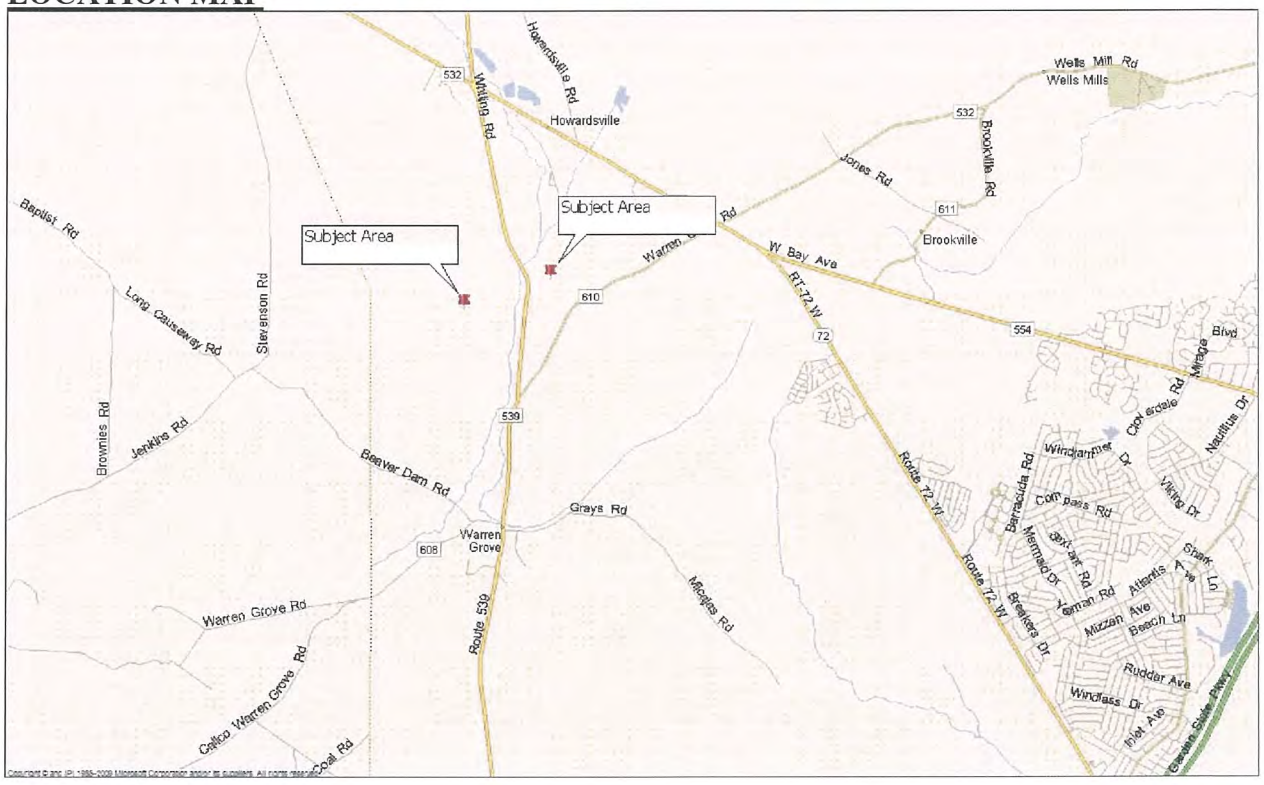
SUMMARY DESCRIPTION OF THE REAL ESTATE APPRAISED

PINELANDS MUNICIPAL DATA SUMMARY – Refer to Addenda Section VIII

NEIGHBORHOOD DESCRIPTION –

The subject property is in the Cedarbridge-Warren Grove section of Barnegat and Stafford Townships. The area is primarily conserved rural pinelands with scattered residential dwellings on large acreage homesites, mostly clustered along improved roads. The subject is just north of the Village of Warren Grove. In addition to residential homesites, there are scattered sand and mining operations within close proximity to the subject. The entire subject property is located in the Preservation and Forest Areas of the Pinelands Protection Area, which are its two most sensitive and protected zones.

LOCATION MAP



Neighborhood Supply/Demand

Review of MLS and public records for Barnegat and Stafford Township's western Forest Areas, indicates only one current vacant residential offering and six closed Forest Area sales in within the past 3 years. While the Preservation Areas has experienced no residential growth, due to restrictions, the Forest Areas have continued to attract buyers wanting a wooded rural character with vast amounts of surrounding protected land.

Overall, both Townships have experienced an increasing number of single family building permits since 2013 with 2017 expected to continue the trend. As the local and regional population continues to grow, the desirability of these limited rural sites having close proximity to services and recreation is expected to increase.

Analysis of Housing/Households shows increases in all categories when comparing the most recent available data with past data. Additionally, single family building permits have experienced a fourfold increase since 2012, with a spike in Stafford Twp. In 2014 due mainly to the Sandy storm recovery. Lastly, MLS single family sales have experienced appreciating prices of 5% per year over the past two years. All of these indicators are expected to continue demand and strain supply over the foreseeable future.

Total land allocation per Deed and Survey: Refer to Map in Addenda Section I
Acres - surveyed acreage is 269.49
Wetlands – 116.83 acres or 43.3%
Buffer – 82.91 acres or 30.8%
Uplands (unencumbered): - 69.75 acres or 25.9%

Tract 1 – Block 50 Lot 5 - Barnegat
Site

Address:	89 Route 539
Legal Description/Municipality:	Block 50, Lot 5/Barnegat Township, Ocean County, N.J.
Size/Shape:	**100.82** acres per survey 117.39± acres/Irregular – tax map
Frontage/Depth:	3,317± feet along westerly side of Route 539 (Improved 2-lane moderately heavily travelled roadway)/Irregular
Land Allocation:	Based upon the wetlands map provided, there appears to be approximately 80%± wetlands and another 10%± pineland buffers.
Restrictions/Easements:	Pineland requirements, wetlands, buffers/Title overlaps per surveys.
Topography/Physical:	Varying/Wooded – Refer to topography map in Addenda Section I.
Environmental Hazards/Conditions:	None known
Road Improvements:	Route 539 is an improved 2-lane moderately heavily travelled roadway. /Irregular
Utilities:	Electric, septic, well
Local Zoning:	PA – Preservation Area Zone (Refer to Addenda Section II for summary)
Zoning Compliance:	The site, on an overall basis, complies with the bulk requirements of the zone.
Flood Hazard Designation:	Zone X & A as per Panel Number 34029C0390F; 34029C0370F

Summary Description of the Real Estate Appraised (Cont'd)
Tract 1 (Cont'd)

NJDEP Radon Tier Number:	3
US Census Tract Number:	7340.01
State Planning Area:	Pinelands
Pinelands:	Yes
CAFRA:	No
Sewer Service Area:	No

Total PDC's: Credits severed per Deed Book 13736 Page 235 for 1.0 credit, 6/25/2007

KCS – Known Contaminated Sites: Included in Addenda Section VIII is a list of known contaminated sites in Barnegat Township. Based upon the market, sales are occurring and homes are being built within the area, the KCS's do not appear to affect market values.

2017 Real Estate Tax Data

Land:	$ 100,000
Improvements:	$ -0-
Total:	$ 100,000

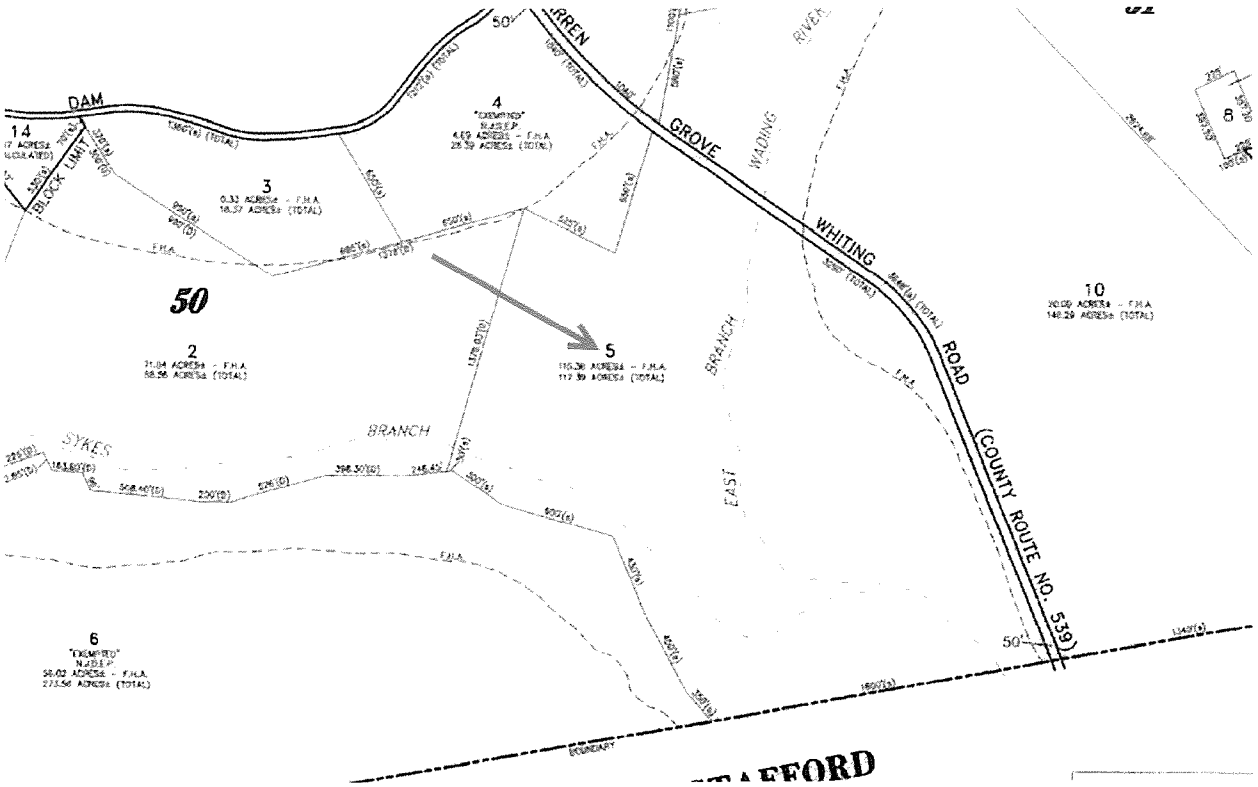
2016 Tax Rate:	$2.629/$100 assessed
2016 Taxes:	$2,629
Equalization Ratio:	101.98%

Recent Transactional History: The appraiser has been made aware that the subject properties had been acquired by the County of Ocean for a consideration of $1,250,000 as per deed book 15974, page 95 dated December 23, 2014.

Improvements None – vacant land

Summary Description of the Real Estate Appraised (Cont'd)
Tract 1 (Cont'd)

TAX MAP



Summary Description of the Real Estate Appraised (Cont'd)
Tract 2 – Block 50, Lot 9 - Barnegat

Site

Address:	109A Yellow Dam Road
Legal Description/Municipality:	Block 50, Lot 9/Barnegat Township, Ocean County, N.J.
Size/Shape:	5.14 acres per tax map/Irregular
Frontage/Depth:	None/not applicable
Land Allocation:	Based upon the wetlands maps provided, there appears to be approximately 100%± wetlands.
Restrictions/Easements:	Pineland requirements, wetlands, buffers/None known
Topography/Physical:	Varying/Wooded – Refer to topography map in Addenda Section I.
Environmental Hazards/Conditions:	None known
Road Improvements:	None - woods, subject off Yellow Dam Road
Utilities:	None
Local Zoning:	PA – Preservation Area Zone (Refer to Addenda Section II for summary
Zoning Compliance:	The site, on an overall basis, does not comply with the bulk requirements of the zone due to a lack of a cultural link to Pinelands.
Flood Hazard Designation:	Zone A as per Panel Number 34029C0370
NJDEP Radon Tier Number:	3
US Census Tract Number:	7340.01
State Planning Area:	Pinelands
Pinelands:	Yes
CAFRA:	No
Sewer Service Area:	No
Total PDC's:	No Credits found, lot appears to have minimal credits available, if any and no record of an LOI from Pinelands Commission.

Summary Description of the Real Estate Appraised (Cont'd)
Tract 2 (Cont'd)

KCS – Known Contaminated Sites: Included in Addenda Section VIII is a list of known contaminated sites in Barnegat Township. Based upon the market, sales are occurring and homes are being built within the area, the KCS's do not appear to affect market values.

2017 Real Estate Tax Data

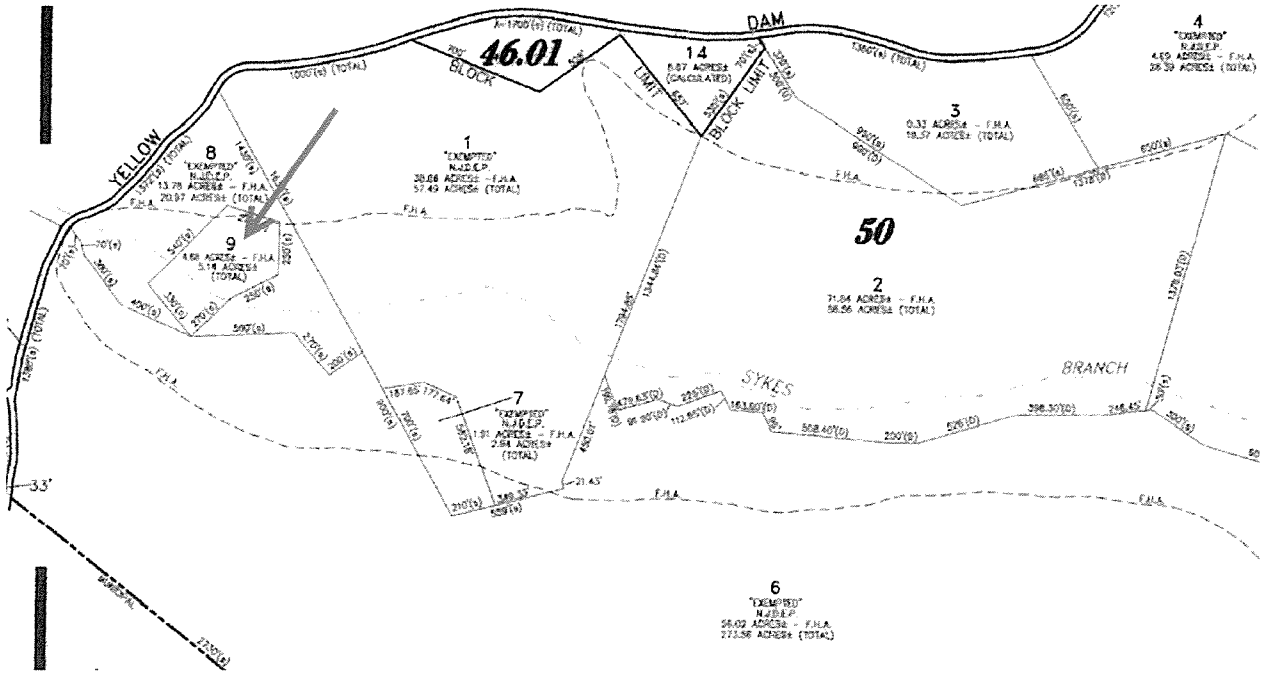
Land:	$	23,100
Improvements:	$	-0-
Total*:	$	23,100

2016 Tax Rate:	$2.629/$100 assessed
2016 Taxes:	$607.30
Equalization Ratio:	101.98%

Recent Transactional History: The appraiser has been made aware that the subject properties had been acquired by the County of Ocean for a consideration of $1,250,000 as per deed book 15974, page 95 dated December 23, 2014.

Improvements None – vacant land

TAX MAP



Summary Description of the Real Estate Appraised (Cont'd)
Tract 3 A & B – Block 51, Lot 10- Barnegat

Site

Address:	50 Route 539
Legal Description/Municipality:	Block 51, Lot 10/Barnegat Township, Ocean County, N.J.
Size/Shape:	150.77 acres per Pineland Certificate of Filing), 146.29 acres/Irregular – tax maps **147.91** acres/Irregular – DW Smith 11/7/2014 survey
Frontage/Depth:	3,643± feet along easterly side of Route 539 (Improved 2-lane moderately heavily travelled roadway) & 1,531 ± feet on the westerly side of Cedar Bridge-Warren Grove Road (an improved 2-lane lightly travelled secondary residential roadway)/Irregular
Land Allocation:	Based upon the wetlands map provided, there appears to be approximately 15% ± wetlands and another 10% to 20%± pineland buffers. Tract 3A – Per the Certificate of Filings there are 21.92 acres in the PA zone that appears to be wetlands and buffers. Tract 3B consists mainly of upland areas.
Restrictions/Easements:	Pineland requirements, wetlands, buffers/Title overlaps per surveys.
Topography/Physical:	Varying/Wooded – Refer to topography map in Addenda Section I.
Environmental Hazards/Conditions:	None known
Road Improvements:	Route 539 is an improved 2-lane heavily travelled roadway, Warren Grove Road is a 2-lane lightly travelled roadway
Utilities:	Electric, septic, well
Local Zoning:	PA – Preservation Area Zone – 21.92 acres PF – Forest Area Zone – 125.99 acres (Refer to Addenda Section II for summary

Summary Description of the Real Estate Appraised (Cont'd)
Tract 3 (Cont'd)

Zoning Compliance:	The site on an overall basis complies with the bulk requirements of the zone.
Flood Hazard Designation:	Zone X & A as per Panel Number 34029C0390F
NJDEP Radon Tier Number:	3
US Census Tract Number:	7340.01
State Planning Area:	Pinelands
Pinelands:	Yes
CAFRA:	No
Sewer Service Area:	No
Total PDC's:	Credits for Tract 3A severed per Deed Book 13736, Page 214 for 0.25 credits, 6/25/2007
KCS – Known Contaminated Sites:	Included in Addenda Section VIII is a list of known contaminated sites in Barnegat Township. Based upon the market, sales are occurring and homes are being built within the area, the KCS's do not appear to affect market values.

2017 Real Estate Tax Data

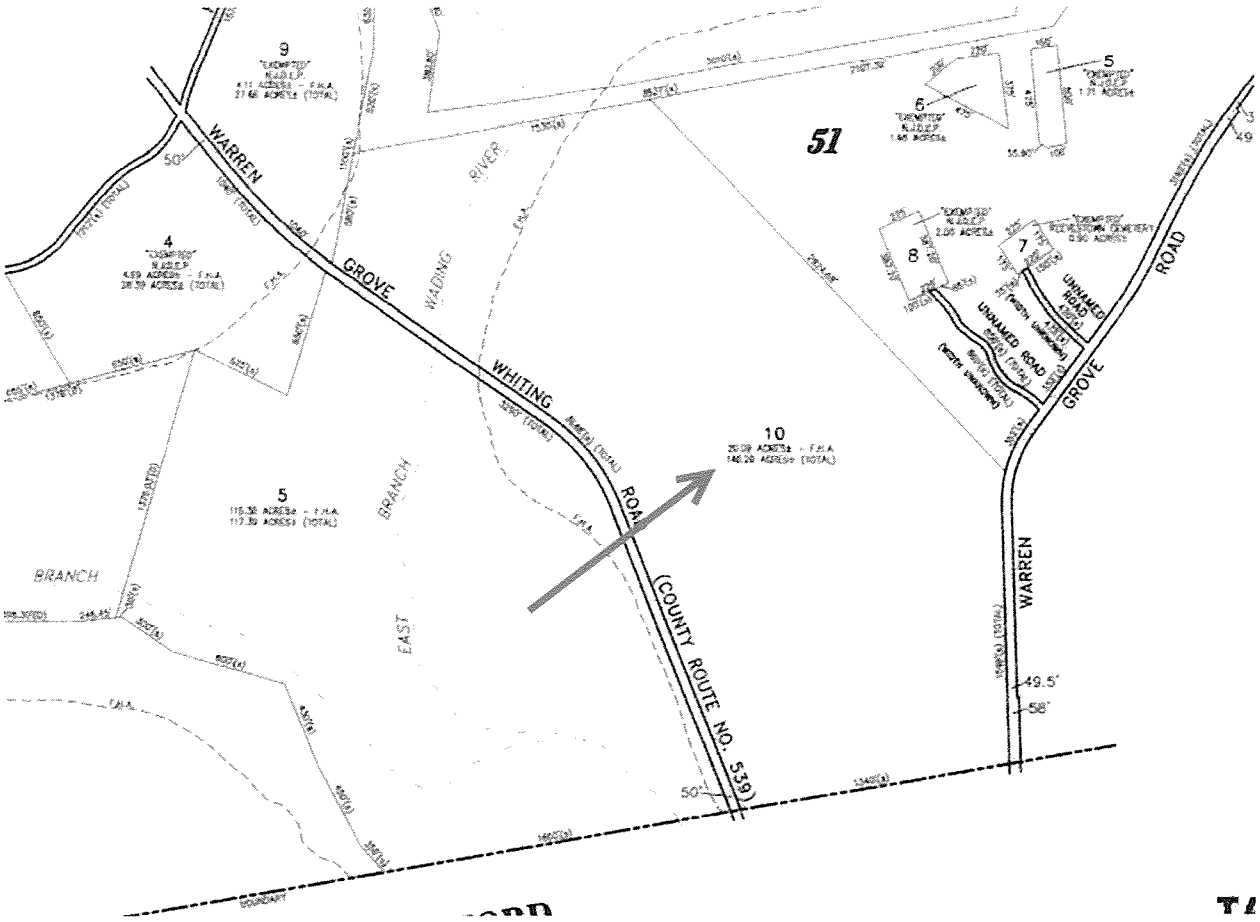
Land:	$ 459,900
Improvements:	$ -0-
Total:	$ 459,900
2016 Tax Rate:	$2.629/$100 assessed
2016 Taxes:	$12,090.77
Equalization Ratio:	101.98%

Recent Transactional History:The appraiser has been made aware that the subject properties had been acquired by the County of Ocean for a consideration of $1,250,000 as per deed book 15974, page 95 dated December 23, 2014.

Improvements: None – vacant land

Summary Description of the Real Estate Appraised (Cont'd)
Tract 3 (Cont'd)

TAX MAP



Summary Description of the Real Estate Appraised (Cont'd)
Tract 4 – Block 2, Lot 6 – Stafford

Site

Address:	Cedar-Bridge-Warren Grove Road & Route 539
Legal Description/Municipality:	Block 2, Lot 6/Stafford Township, Ocean County, N.J.
Size/Shape:	15.62 acres per survey, tax maps indicates 15.68± acres/Irregular
Frontage/Depth:	747 ± feet on the westerly side of Cedar Bridge-Warren Grove Road (an improved 2-lane lightly travelled secondary residential roadway) and 335 ± feet on the easterly side of County Rt. 539 (an improved moderately heavily traveled 2-land roadway)/Irregular
Land Allocation:	Based upon the wetlands map provided, there appears to be approximately <5% ± wetlands and another 10% ± wetlands buffers.
Restrictions/Easements:	Pineland requirements, wetlands, buffers/None Known
Topography/Physical:	Varying/Wooded – Refer to topography map in Addenda Section I.
Environmental Hazards/Conditions:	None known
Road Improvements:	Route 539 is an improved 2-lane moderately heavily travelled roadway & Cedar Bridge-Warren Grove Road (an improved 2-lane lightly travelled secondary residential roadway) /Irregular
Utilities:	Electric, septic, well
Local Zoning:	FA – Forest Area Zone - (Refer to Addenda Section II for summary)
Zoning Compliance:	The site on an overall basis does not comply with the bulk requirements of the Forest Ares zone. Note: per the Pinelands Commission, they would consider adjacent Forest Area (having similar density) in Barnegat Township under same ownership in mandatory clustering provision.
Flood Hazard Designation:	Zone X & A as per Panel Number 34029C0480F
NJDEP Radon Tier Number:	3
US Census Tract Number:	7340.01
State Planning Area:	Pinelands
Pinelands:	Yes
CAFRA:	No
Sewer Service Area:	No

Summary Description of the Real Estate Appraised (Cont'd)
Tract 4 (Cont'd)

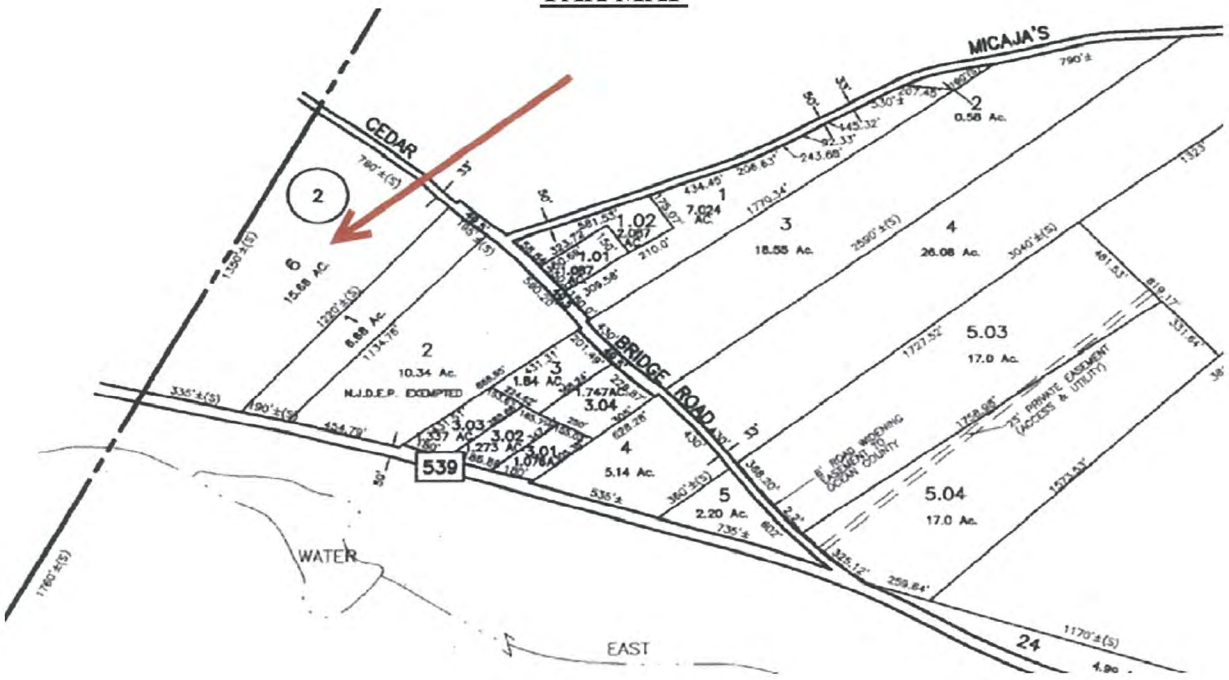
Total PDC's:	None
KCS – Known Contaminated Sites:	Included in Addenda Section VIII is a list of known contaminated sites in Barnegat Township. Based upon the market, sales are occurring and homes are being built within the area, the KCS's do not appear to affect market values.

2017 Real Estate Tax Data

Land:	$ 122,300
Improvements:	$ -0-
Total:	$ 122,300
2016 Tax Rate:	$2.329/$100 assessed
2016 Taxes:	$2,848.37
Equalization Ratio:	93.72%

Recent Transactional History:	The appraiser has been made aware that the subject properties had been acquired by the County of Ocean for a consideration of $1,250,000 as per deed book 15974, page 95 dated December 23, 2014.
Improvements	None – vacant land

TAX MAP



Summary Description of the Real Estate Appraised (Cont'd)

Zoning:

Comments and Conformity - (Refer to copies of the Zoning Requirements of the below mentioned zones in Addenda Section II).

PA- Preservation Area – 127.88 acres

The PA zone generally limits use to low-intensity recreation, campgrounds, existing resource extraction, agricultural and preservation. Mining is not allowed since it was not operating as a mine prior to the enactment of the Pinelands Act in 1979. Single-family residential homes are only allowed for persons with cultural ties to the Pinelands area on lot areas of 3.2 acres resulting in no development potential.

PF –Preserved Forest Area (Barnegat Township) & FA Forest Area (Stafford Township) 141.61 acres

The Forest Areas zones of Barnegat and Stafford Townships generally permits most types of residential uses with minimum lot sizes of 17 acres with a mandatory cluster provision on properties proposing more than two building units. As per the Pinelands Commission, contiguous acreage under similar zoning and ownership can be combined in determining the bonus density allocation. In this case the cluster provision provides a 25% bonus density for properties having a parcel size of between 100-149.99 acres. The subject property would therefore yield 10 building units, calculated as follows:

141.61 acres / 17 acres per unit = 8.33 units x 25% = 2.08 bonus density = 10.41 – **10 units**.

These 10 units must be clustered onto 1-acre uplands lots (outside 300' buffers) having improved road frontage near existing development and meeting the site width requirements of the PV (Pinelands Village zone, which is 150' in Stafford Township and 200' in Barnegat).

Accordingly, these lots would be located along the Warren Grove Road frontage in both Barnegat and Stafford Townships, but due to the existing wetlands and available road frontage outside the required 300' buffer and width variances would be required to allow 150' site widths in the Barnegat section of its Warren Grove frontage. As confirmed, the Pinelands Commission is not opposed to reducing the minimum width to 150' which would result in reduced preserved acreage impacts. .

HIGHEST AND BEST USE ANALYSIS
Block 50, Lot 5 (Tract 1); Block 50, Lot 9 (Tract 2); P/O Block 51, Lot 10 (Tract 3A) - Barnegat – Preservation Area

Legally Permitted – These properties are in the PA Preservation Zone which generally limits use to low-intensity recreation, campgrounds, existing resource extraction, agricultural and preservation. Mining is not allowed since it was not operating as a mine prior to the enactment of the Pinelands Act in 1979. Single-family residential homes are only allowed for persons with cultural ties to the Pinelands area on lot areas of 3.2 acres, typically not practical on this type of investment property. There are limited allowed uses as detailed in the zoning section. The site could also be used for passive recreation since the development rights (PDC'S) have been severed.

Physically Possible – The properties have adequate access to utilize the property for low-intensity recreation. They have access on paved and woods drift roads. The properties have no actual utilities other than possible electric along improved road frontage, septic and wells are possible. It is physically possible to use the properties as a low-intensity-passive recreation site.

Financially Feasible – The properties are situated in a state with a high population base with little land available for passive recreation sites, there is sufficient land for low intensity recreation. The properties are zoned PA with the Pineland Development Credits severed. Based upon the site conditions, the highest returns to the land is for uses permitted.

Maximally Productive – The test of maximum productivity is applied to the uses that have passed the first three tests. Additional analysis of the market forces of supply and demand may aid in the process of elimination. The test addresses not only the value created under the maximally productive use, but also the costs to achieve the value, if any, such as demolition and removal of structures, environmental remediation costs, and zoning changes. Of the financially feasible uses, the highest and best use is the use that produces the highest residual land value consistent with the market's acceptance of risk and with the rate of return warranted by the market for that use.

To determine the highest and best use of land as though vacant, rates of return that reflect the associated risks are often used to capitalize income from different uses into their respective values. The use that produces the highest residual land value is considered the highest and best use.

Conclusion – Based upon the aforementioned facts, it is our opinion that the highest and best use for the subject properties is for use as low-intensity passive recreation.

HIGHEST AND BEST USE ANALYSIS –
Block 51, Lot 10 (Tract 3B) – Barnegat & Block 2, Lot 6 (Tract 4) – Stafford – Forest Area

Legally Permitted – The properties are in the following zones: PF-Preserved Forest Pinelands (Barnegat Township) which generally permits most types of residential uses with minimum lot sizes of 17 acres and FA Forest Area Zone (Stafford Township) which generally permits most types of residential uses with minimum lot sizes of 17 acres. Both zones require mandatory clustering to one acre lots with varying bonus density depending on size of contiguous ownership. The properties comply with the bulk area requirements of the zoning. Pinelands also have restrictions on the property as previously discussed. Based upon interviews with Pinelands Commission Planning Director and Review Staff and municipal zoning officers, as well as review of Pinelands Certificate of Filings, it is reasonably probable to assume that, the potential development plan could contain 10 one acre building lots utilizing the mandatory cluster provision. In order to yield the 10 one acre lots along improved road frontage that is outside wetlands and wetland buffers, it is reasonable to assumes that Stafford Township will recognize contiguous ownership to allow five lots on its road frontage (variances) and that Barnegat Township will grant the variances for 150' site widths, when 200' is required for the remaining 5 lots.

Physically Possible – The properties have the capability of using septic and well for development since central sewer and water are not available and the unencumbered acreage is mostly a Downer soil with 6+ depth to seasonal high-water table. There is adequate access, available electric and no known adverse soil conditions within the potential development area to allow single family development on private septic and wells. Therefore, it is physically possible to develop the sites residentially as allowed by zoning. The sites have adequate upland area for 8 conforming lots, which when combined with the 25% bonus density of the mandatory cluster provision results in a total yield of 10 one acre lots.

Financially Feasible – In analyzing the financial feasibility of the subject properties, it is necessary to examine the current market as it relates to supply and demand for vacant 1-acre building lots adjoining large conservation acreage. Even the individual 17+ acre home sites in the area, generally are limited to disturbance of only 1 acre along the road frontage, as part of their Pinelands Commission approval. As the Pinelands Protection Area has experienced increasing development pressure since its inception, these acre sites adjoining larger conservation acreage have and will continue to have increasing demand given their scarcity.

Maximally Productive – In order for the property to be maximally productive, it must be developed in accordance with the uses allowed by zoning to produce the highest return to the land. In the subject's case, it is for residential development of 10 one-acre lots, with the balance of the tract for use as conservation and passive recreation, as required under the cluster provision.

Conclusion – Based upon the aforementioned facts, it is our opinion that the highest and best use for the subject properties is for land investment for the potential of 10 one-acre home sites under the mandatory cluster provisions of the Forest Area zoning.

APPRAISAL PROCESS

In order to estimate market value, we have considered the three generally accepted approaches to value that includes the cost approach, sales comparison approach and income capitalization approach. Refer to definitions in Addenda Section VIII.

Cost Approach

The cost approach is a set of procedures in which an appraiser derives a value indication by estimating the current cost to reproduce or replace the existing structure, deducting for all accrued depreciation in the property, and adding the estimated land value. This approach is not applicable due to nature of the assignment.

Sales Comparison Approach

The sales comparison approach is a set of procedures in which an appraiser derives a value indication by comparing the property being appraised to comparable properties that have been sold recently, applying appropriate units of comparison, and making adjustments, based on the elements of comparison, to the sales prices of the comparables.

Income Capitalization Approach

The income capitalization approach is a set of procedures in which an appraiser derives a value indication for income-producing property by converting anticipated benefits into property value. This conversion is accomplished either by:

1) capitalizing a single year's income expectancy or an annual average of several years' income expectancy or an annual market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; or
2) discounting the annual cash flows for the holding period and the reversion at a specified yield rate.

Applicable Approaches

As the subject is vacant land and given the availability of comparable market data, the sales comparison approach to value is considered to be a highly reliable method of estimating the value. There are three traditional approaches utilized to arrive at an opinion of value of real estate: sales comparison approach, cost approach and income capitalization approach. We have utilized the sales comparison approach, which is necessary for credible results given the intended use, property characteristics and type of value sought.

SALES COMPARISON APPROACH – Block 50, Lot 5 – Barnegat (Tract 1) & P/O Block 51, Lot 10 – Barnegat (Tract 3A) – Preservation Sales

In the sales comparison approach, market value is estimated by comparing the subject property to comparable properties that have recently sold, are listed for sale, or are under contract (i.e., recently drawn up purchase offers accompanied by a cash or equivalent deposit). A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of comparable, competitive properties.

The comparative analysis performed in this approach focuses on similarities and differences among properties and transactions that affect value. These may include differences in the property rights appraised, the motivations of buyers and sellers, financing terms, market conditions at the time of sale, size, location, physical features, and, if the properties produce income, economic characteristics.

An extensive search was conducted in and around the subject market area in an attempt to locate and verify sales of properties similar to that of the subject. The sales selected in the valuation of the subject are shown on the adjustment grid on the following page, with a sales location map being found in Addenda Section IV of this report.

Property Rights Conveyed: *Analyzes – fee simple, leased fee, leasehold, partial interest, etc.*

All sales are considered fee simple sales, no adjustments warranted. Any PDC allocation or value was accounted for prior to adjustments.

Financing Terms: *Analyzes – seller financing, or assumption of existing financing, at non-market rates.*

All sales were typical market, no adjustments necessary.

Conditions of Sale: *Analyzes – extraordinary motivation of buyer or seller, assemblage, forced sale, etc.*

All sales were arm's length sales, no adjustments necessary.

Market Conditions: *Analyzes – changes in the economic environment over time that affect the appreciation and/or depreciation of real estate.*

The conservation/passive recreation market has remained stable since 2010 following the recessionary period of 2007-2010. This is largely due to governmental and quasi-governmental agencies as well as private mitigation purchasers that have been acquiring much of available land to slow or mitigate future development. Therefore, no market condition adjustment is reflected in the market for this class of land.

Sales Comparison Approach (Cont'd)

Location:

Analyzes – market or submarket area influences on sale price; surrounding values and land use influences, relationship to service facilities.

Sales 1, 2, 3 & 5 have similar locational characteristics and services proximity, no adjustment. Sale 4 is located in the middle of a large wooded area, diminishing its appeal, therefore requiring an upward adjustment.

Access:

Analyzes – Ease of access for site utility. (Paved or non-paved roads, or no access)

Sales 1, 2, 3 & 5 were on improved roadways with easy access via standard automobile, no adjustment needed. Sale #4 is located on loose sand single- lane woods road further from hard surface access, requiring an upward adjustment.

Zoning-Density:

Analyzes – governmental regulations (police power) that affect the types and intensities of uses allowable on the site.

Sales 1, 3 4, 5 are in the most restrictive Pinelands Preservation zone having little or no development potential and limited allowed uses – no adjustments. Sale #2 is in a superior Special Agriculture (berry crops) within the Preservation having superior PCD allocation and farm related uses, adjusted downward.

Size/ (Economies of Scale):

Analyzes – the relationship that often exists between parcel size and unit value. (Economies of Scale)

Sales 1, 3 & 4 were similar in size, no adjustment necessary. Sale 2 had a larger acreage and was adjusted upward to reflect economies of scale. Sale 5 had a smaller acreage and was adjusted downward accordingly.

Topo/Physical (Wetlands):

Analyzes – topography of site and existence of wetlands/buffers and how affects the use of the site.

Sales 1 & 4 had superior upland percentages and adjusted downward. Sales 2 & 3 were similar in upland percentage, no adjustment. Sale #5 had inferior percentage of wetlands, most of which was flooded bogs with diminished utility and access, adjusted upward.

Sales Comparison Approach (Cont'd)

Multiple Zone/Bulk Sale Discount *Analyze – Single zone vs. multiple zone*

All sales were considered superior based upon non- multi-zone parcels (bulk sale discount) therefore, adjusted downwards by -5%.

The five sales utilized, for purposes of this appraisal, occurred from December 2010 to May 2017, with a total sales price range of $25,350 to $619,804 prior to adjustments.

After making the necessary adjustments, the estimated unit value ranged from $899 per acre to $1,293 per acre. These adjusted sales accounted for the value of any PDC allocation if not severed prior to the sale (note that Sale 3 had no LOI or PDC allocation, with the value of same, if any, given no consideration in purchase by NJDEP).

Most weight was placed on Sale 3, being the most recent and requiring minimal adjustments, with the remaining sales effectively bracketing subject's size, and features. Based upon the adjusted sales and considering all factors, it is our opinion that firm and persuasive support exists for estimating a unit value of $1,150 per acre for the subject property.

This unit value reflects a value indication by the sales comparison approach of $147,000 ® as shown below:

127.88 acres @ $1,150 per acre = $147,062

Say $147,000

BL. 50, LOTS 5 & 9, BL. 51, p/o LOT 10 - VALUATION - PRESERVATION ZONE
LAND SALE ADJUSTMENT GRID PER ACRE

Comp ID #			1887	1980	416	1978	417
IDENTIFICATION		SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
Grantor:			International Recycle	Brick Enterprises	Shendocking, Inc.	Oswego Gun Club	Karl Stein
Grantee:			County of Ocean	NJDEP	NJDEP	NJ Conservation Foundation	South Park Hunting Club Inc
Address:			n/s Lacey Road	Jackson Road	Jackson Road	Shamong Road	Chatsworth Road
Municipality:		Barnegat	Lacey Township	Medford Township	Medford Township	Bass River Township	Tabernacle & Woodland Twp:
Confirmed:			Grantee	Grantee	Grantee	Grantee	Grantor
Block/Lot:			2500/5	6605/1.02;6802/9.02,11.01	6801/5.01 & 6802/6	104/8;105/8;108/1	1802/3 & 801/82
Zoning:		PA-Preservation	PA-Preservation	SAPA-Spec. Ag.Area	PD-Preservation	PA-Preservation	PA-Preservation
Deed Book/Page:			14912/538	6763/857	13276/95160	6683/701	13256/90710
Sale Price:			$225,500	$619,804	$90,000	$107,210	$25,350
PDC Value			$84,000	$157,500	$0	Severed	Severed
Sale Price:(Cash Equivalent less PDC value)			**$141,500**	**$462,304**	**$90,000**	**$107,210**	**$25,350**
Sale Date:			Jun-11	Dec-10	May-17	Dec-10	Dec-16
Acreage:	**Total-127.88**	**100.82/5.14/21.92**	**84.54**	**393.37**	**79.54**	**107.21**	**29.60**
Wetlands:		90%+/-	10%+/-	85%+/-	90%	30%+/-	95%/bog
Unit Price-$/Acre			$1,674	$1,175	$1,132	$1,000	$856
PDC's(Rights)		Severed	8	15	None-No LOI	None	None
ELEMENTS OF COMPARISON							
Property Rights Conveyed			Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment			0%	0%	0%	0%	0%
Adjusted Unit Price			$1,674	$1,175	$1,132	$1,000	$856
Financing Terms			Typical Market	Typical Market	Typical Market	Typical Market	Typical Market
Adjustment			0%	0%	0%	0%	0%
Adjusted Unit Price			$1,674	$1,175	$1,132	$1,000	$856
Conditions of Sale			Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment			0%	0%	0%	0%	0%
Adjusted Unit Price			$1,674	$1,175	$1,132	$1,000	$856
Market Conditions			Similar	Similar	Similar	Similar	Similar
Adjustment			0%	0%	0%	0%	0%
Adjusted(Balanced) Unit Price			$1,674	$1,175	$1,132	$1,000	$856
Location:		Pinelands	0%	0%	0%	10%	0%
Access:		Macadam	0%	10%	10%	10%	0%
Zoning:		PA-Preservation	0%	-5%	0%	0%	0%
Size: (Economies of Scale)		127.88 acres	0%	10%	0%	0%	-10%
Topo/Physical:(Wetlands)		90-%/Wooded	-25%	0%	0%	-15%	20%
Bulk Sale Discount:		2 valued parcels	-5%	-5%	-5%	-5%	-5%
Total Adjustment			-30%	10%	5%	0%	5%
Adjusted Unit Price			**$1,172**	**$1,293**	**$1,188**	**$1,000**	**$899**

	Range			Median	Average
Unadjusted Unit Price	$856 /acre	-	$1,674 /acre	$1,132 /acre	$1,167 /acre
Balanced Unit Price	$856 /acre	-	$1,674 /acre	$1,132 /acre	$1,167 /acre
Overall Adjusted Unit Price	$899 /acre	-	$1,293 /acre	$1,172 /acre	$1,110 /acre

FINAL UNIT VALUE INDICATED (Input by Appr.)	Range	**127.88 acres**	@	**$1,150 /ac.**	=	**$147,062**

Estimated Value ® $147,000

SALES COMPARISON APPROACH – P/O Block 51, Lot 10 – Barnegat (Tract 3B) & Block 2, Lot 6 – Stafford (Tract 4) – Forest Sales

In the sales comparison approach, market value is estimated by comparing the subject property to comparable properties that have recently sold, are listed for sale, or are under contract (i.e., recently drawn up purchase offers accompanied by a cash or equivalent deposit). A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of comparable, competitive properties.

The comparative analysis performed in this approach focuses on similarities and differences among properties and transactions that affect value. These may include differences in the property rights appraised, the motivations of buyers and sellers, financing terms, market conditions at the time of sale, size, location, physical features, and, if the properties produce income, economic characteristics.

An extensive search was conducted in and around the subject market area in an attempt to locate and verify sales of properties similar to that of the subject. The sales selected in the valuation of the subject are shown on the adjustment grid on the following page, with a sales location map being found in Addenda Section IV of this report.

Property Rights Conveyed: *Analyzes – fee simple, leased fee, leasehold, partial interest, etc.*

All sales are fee simple sales, no adjustments warranted.

Financing Terms: *Analyzes – seller financing, or assumption of existing financing, at non-market rates.*

All sales were typical market, no adjustments necessary.

Conditions of Sale: *Analyzes – extraordinary motivation of buyer or seller, assemblage, forced sale, etc.*

All sales were arm's length sales, no adjustments necessary.

Market Conditions: *Analyzes – changes in the economic environment over time that affect the appreciation and/or depreciation of real estate.*

Since the recessionary period of 2007-2010 the market started an upward movement in 2013 - 2014 at an estimated 5% per year increase. This increase is due largely to governmental and quasi-governmental agencies acquiring much of available land for future development and more affordable prices appealing single family home site buyers. The market has stabilized since 2014 therefore no adjustment through current. (see vacant acreage sales trend for Southern Ocean County in Addenda Section VIII).

Sales Comparison Approach (Cont'd)

Location: *Analyzes – market or submarket area influences on sale price; surrounding values and land use influences, relationship to service facilities.*

Sales 1, 2, 3 & 5 were on improved macadam roadways and having similar locational characteristics, no adjustment. Sale 4 is located in a large wooded tract east of the former Southern Ocean County Landfill, with inferior access on woods road, adjusted upward.

Utilities: *Analyzes – availability and type of utilities to the site and/or within close proximity to site.*

Sales 1, 2, 3 & 5 have similar available utilities or ability for same at their point of access, no adjustment. Sale 4 has no electric within ½ mile, adjusted upward.

Zone/Density: *Analyzes – governmental regulations (police power) that affect the types and intensities of uses allowable on the site.*

All sales have similar Forest Area zoning, with similar required large acreage lot size requirements, however sales 2-5 required upward adjustments for their inferior potential lot yield (density).

Size/Shape (Economies of Scale): *Analyzes – the relationship that often exists between parcel size and unit value. (Economies of Scale)*

Sales 1 & 4 were similar in acreage, no adjustment necessary. Sales 2 & 5 were smaller in acreage and adjusted downward accordingly. Sale 3 was part of an old subdivision that contained numerous paper streets, resulting in an inferior shape/utility requiring an upward adjustment.

Physical (Wetlands/Easements): *Analyzes – topography of site and existence of wetlands/buffers, conservation easements and how they affect the use of the site.*

Sales 1, 4 & 5 have similar percentage of wetlands with associated buffers, no adjustment necessary. Sale 2 had inferior percentage of non-usable wetlands and adjusted upward. Sale #3 had only limited area of wetlands, and adjusted downward.

Sales Comparison Approach (Cont'd)

Approvals/Restrictions: *Analyzes – approvals obtained and/or needed for development.*

Sales 1, 3 & 4 had no approvals with no adjustment needed. Sales 2 & 5 had approvals for single family development and adjusted downward.

Multiple Zone/Bulk Sale Discount *Analyze – Single zone vs. multiple zone*

All sales were considered superior based upon non- multi-zone parcels (bulk sale discount) therefore, adjusted downwards by -5%.

The five sales utilized, for purposes of this appraisal, occurred from June 2010 to February 2017, with a total sales price range of $154,000 to $1,100,000 (excluding PA area).

After making the necessary adjustments, the estimated unit value ranged from $6,542 per acre to $7,864 per acre. Heaviest weight was placed on Sale 1, being the subject sale 2.5 years prior and Sale 3 being a recent sale from same neighborhood. The remaining sales effectively bracket subject size, features and value. Based upon the adjusted sales and considering all factors, it is our opinion that firm and persuasive support exists for estimating a unit value of $7,600 per acre for the subject property.

This unit value reflects a value indication by the sales comparison approach of $1,100,000 ® as shown below:

141.61 acres @ $7,600 per acre = $1,076,236

Say $1,100,000

BLOCK 51 p/o LOT 10 -BGT. & BLOCK 2 LOT 6 - STF - VALUATION - FOREST SALES

LAND SALE ADJUSTMENT GRID PER ACRE

Comp ID # / IDENTIFICATION	SUBJECT	414 SALE 1	120 SALE 2	413 SALE 3	410 SALE 4	415 SALE 5
Grantor:		Railroad Road LLC	Walter W. Deetz	Lynette Land Co. Inc.	Eaton Enterprises, LLC	Robert & Wendy Griffiths
Grantee:		County of Ocean	County of Ocean	County of Ocean	Evergreen Environmental, LLC	Shore Perfect Lawn & Land Design
Address:	Rt. 539 & Warren Grove Rd.	Rt. 539 & Warren Grove Rd.	320 & 340 Warren Grove Rd.	West Bay Ave.	Bryant Road (Rear)	1493 West Bay Ave.
Municipality:	Barnegat & Stafford Township	Barnegat & Stafford Township	Barnegat Township	Barnegat & Ocean Twps.	Ocean/Lacey Township	Barnegat Township
Confirmed:		Grantee/Deed	Grantee/deed	Grantee/Deed	Grantee	Broker/deed
Block/Lot:	p/o Bl 51 Lot 10 & Bl. 2 Lot 6	Barn -51/10,50/5&9 + Staffd.-2/6	54/6.04 & 6.05	Numerous	3400/12 & 14.01; 11/6; 12/1	81/13.01 & 80/2.04
Zoning:	Pinelands Forest (17 acres)	Preservation & Forest (17 acre)	PF- (17 Acres)	Forest Area & RLAC	FO(20ac)/FA(25ac) Forest Area	PF- Preserved Forest
Deed Book/Page:		15974/95	15978/1494	16669/1595	14619/1221	16296/212
Sale Price:		$1,250,000 (FA-Allocated $1,110,000)	$255,000	$635,000	$773,680	$154,000
Sale Date:		Dec-14	Dec-14	Feb-17	Jun-10	Jan-16
Acreage: *	**141.61**	141.61	42.28	88.82	156.16	17.62
Unit Price-$/Acre*	***Excludes PA acreage**	**$7,838**	**$6,031**	**$7,149**	**$4,954**	**$8,740**
# Of Lots:(Actual or Potential)	10	10	2	3	6	1
Unit Price-$/Lot		**$137,500**	**$127,500**	**$211,667**	**$128,947**	**$154,000**
Average lot size(acre)/Density:	14.16 acres	14.16	21.14	29.61	26.03	17.62
Approved:	No	No	Yes-Pinelands Restrictions	No	No	Yes - density transfer
ELEMENTS OF COMPARISON						
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$7,838	$6,031	$7,149	$4,954	$8,740
Financing Terms		Typical Market	Typical Market	Typical Market	Typical Market	Typical Market
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$7,838	$6,031	$7,149	$4,954	$8,740
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$7,838	$6,031	$7,149	$4,954	$8,740
Market Conditions		Similar	Similar	Similar	Inferior	Similar
Adjustment		0%	0%	0%	10%	0%
Adjusted(Balanced) Unit Price		$7,838	$6,031	$7,149	$5,450	$8,740
Location:	Macadam	0%	0%	0%	10%	0%
Utilities:	Septic/Well/Electric	0%	0%	0%	10%	0%
Zoning/Density:	Forest (17ac.)/10 lots	0%	10%	10%	5%	10%
Size/Shape: (Economy of Scale)	141.61 acres	0%	-10%	15%	0%	-15%
Physical:(Wetlands/Easements)	30+/-%/Wooded	0%	25%	-10%	0%	0%
Approvals:	None	0%	-5%	0%	0%	-5%
Bulk Sale Discount:	2 valued parcels	-5%	-5%	-5%	-5%	-5%
Total Adjustment		-5%	15%	10%	20%	-15%
Adjusted Unit Price		**$7,446**	**$6,936**	**$7,864**	**$6,540**	**$7,429**

	Range				Median	Average
Unadjusted Unit Price	$4,954 /acre	-	$8,740 /acre		$7,149 /acre	$6,943 /acre
Balanced Unit Price	$5,450 /acre	-	$8,740 /acre		$7,149 /acre	$7,042 /acre
Overall Adjusted Unit Price	$6,540 /acre	-	$7,864 /acre		$7,429 /acre	$7,243 /acre
FINAL UNIT VALUE INDICATED (Input by Appr.)	**141.61 acres**	@	**$7,600 /ac.**	=	**$1,076,236**	**$1,100,000**

FINAL RECONCILIATION AND CONCLUSION

VALUE INDICATIONS – Preservation Area – Barnegat Block 50, Lots 5, 9 & P/O Block 51, Lot 10 (21.92± acres) – PA - Total Acreage = 127.88:

Cost Approach:	$	N/A
Sales Comparison Approach:	$	147,000
Income Capitalization Approach:	$	N/A

VALUE INDICATIONS – Forest Area – Barnegat P/O Block 51, Lot 10 & Stafford Block 2 Lot 6 – FA – Total Acreage = 141.61± acres

Cost Approach:	$	N/A
Sales Comparison Approach:	$1,100,000	
Income Capitalization Approach:	$	N/A

TOTAL COMBINED VALUE - $1,247,000

In the valuation of the subject premises, the most important consideration within the property analysis is the highest and best use and zoning considerations. While there was little demand for vacant land, (circa 2007-2010), the pricing and softening of the market is evident and has led to a decrease in pricing and shorter marketing times with the current buyers being land investor/users as evident by the current activity for passive recreation, large acreage sites and wetlands mitigation parcels.

The appraisers have thoroughly researched the local market for comparable sales. The sales contained herein were considered the most useful and relevant sales as it relates to the subject property.

After analysis of all data affecting the value of the property, we are of the opinion that the subject property has a market value of the fee simple interest, as of August 15, 2017 of:

$1,247,000

EXPOSURE TIME

In identifying and quantifying an appropriate exposure time for the subject property, consideration must be given to the historical market conditions, which have impacted the local market. On-going discussions with active commercial real estate brokers within the Southern and Central New Jersey regional trade area, as well as information gathered during the verification process of the sales contained within this report, indicate that a total exposure time of less than 12 months was fairly typical for properties that were mostly recently contracted.

ADDENDA

Section		# of Sheets
I.	PROPERTY MAPS AND PROPERTY DATA	35
II.	ZONING AND REGULATORY REQUIREMENTS	19
III.	COST DATA	N/A
IV.	LAND SALES	99
V.	IMPROVED SALES	N/A
VI.	LEASES	N/A
VII.	SUBJECT PHOTOGRAPHS	3
VIII.	ADDITIONAL RELEVANT DATA AND SUMMARIES	9

SPECIAL CONDITIONS

Supplemental information and relevant data are included in these addenda as deemed appropriate by the appraiser. The listed sections are provided for the reader's convenience. Sections noted as "N/A" are deemed not relevant to the appraisal opinions expressed or have been included within the narrative portions of this report.

At the appraiser's discretion or based upon practical consideration, additional information may be contained within his business files or computer system relating to this report.

I. PROPERTY MAPS AND PROPERTY DATA

RICHARD WORK, CHAIRMAN
JAMES B. RUSSELL, VICE CHAIRMAN
JOSEPH H. VICARI, FREEHOLDER DIRECTOR
VIRGINIA E. HAINES, FREEHOLDER
JOHN N. ERNST, COUNTY ENGINEER
DONALD P. BERTRAND
JOSEPH BILOTTA
ELAINE McCRYSTAL
EARL F. SUTTON, JR.
JOHN P. KELLY, FREEHOLDER ALTERNATE
C. ROBERTS MULLOY, ALTERNATE
ALAN W. AVERY, JR., ALTERNATE
CHARLES E. JOBES, JR., ALTERNATE

OCEAN COUNTY PLANNING BOARD
P O Box 2191
Toms River, New Jersey 08754-2191
Telephone (732) 929-2054
Fax (732) 244-8396

DAVID J. McKEON
PLANNING DIRECTOR

JOHN C. SAHRADNIK
COUNSEL

ROBIN L. FLORIO
SECRETARY

June 20, 2017

Richard E. Hall, CRE, MAI
Hall Realty Consultants, LLC
13 Colts Neck Rd
Manahawkin, NJ 08050

Re: Appraisal Services – Wading River East Branch
Barnegat Township- Block 45/ 50/ 51/ 52, Lots 1/ 5, 9/ 4.01, 10/ 6.05
Stafford Township- Block 2 Lot 6

Dear Mr. Hall,

The County Natural Lands Advisory Committee has received a nomination for the above referenced property. The Committee has completed their initial review of this property and has authorized appraisals to be completed.

As you previously prepared an appraisal report for this property, please review the attached information and prepare an updated summary report for our property and the state property in Barnegat (noted on map), in accordance with County contract to Green Acres standards. These are current value considering properties as if not owned for open space. The Green Acres project number is SHC #2015-003 and will need to be included in the report. Green Acres reserves the right to schedule a pre-appraisal meeting prior to the work beginning. I have copied Kathleen Croes of NJDEP Green Acres to determine whether they will require this meeting.

I have attached information regarding this property including the nomination form and GIS mapping. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Stephanie Specht

Stephanie Specht
Planner Trainee

/sls
Enclosure
Cc: Mark A C. Villinger, Principal Planner
Kathleen Croes, NJDEP Green Acres

Printed on Recycled Paper

SPECIAL ASSISTANCE/ACCOMMODATIONS UPON REQUEST.

RICHARD WORK, CHAIRMAN
DONALD REED, VICE CHAIRMAN
JOHN C. BARTLETT, JR., FREEHOLDER DIRECTOR
GERRY P. LITTLE, FREEHOLDER DEPUTY DIRECTOR
FRANK S. SCARANTINO, COUNTY ENGINEER
DONALD P. BERTRAND
JOSEPH BILOTTA
ELAINE McCRYSTAL
JAMES B. RUSSELL
JOHN P. KELLY, FREEHOLDER ALTERNATE
C. ROBERTS MULLOY, ALTERNATE
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DAVID J. McKEON
PLANNING DIRECTOR

JOHN C. SAHRADNIK
COUNSEL

ROBIN L. FLORIO
SECRETARY

May 12, 2015

Kevin Appleget
NJDEP Green Acres
501 East State Street, 5th Floor
PO Box 412
Trenton, N.J. 08625

Re: Proposed Land Swap
Bass River State Forest and
Ocean County

Dear Mr. Appleget,

As discussed at our meeting in early February, Ocean County proposes to swap land with the State Parks Service to alleviate issues surrounding the County's historic Cedar Bridge Tavern property in Barnegat Township. It seems that this would be a mutually beneficial trade as indicated by the State Parks Service and Bass River staff. The swap would fill gaps in State ownership and create a larger, contiguous parcel for management purposes.

Accordingly, please see the attached map with the proposed lands as outlined below:

State to County of Ocean
Barnegat Township
Block 45, Lot 1
Block 51, Lot 4.01
Block 52, Lot 10
Approx. Acres: 199

County to State
Barnegat Township
Block 50, Lots 5 & 9
Block 51, Lot 10
Stafford Township
Block 2, Lot6
Approx. Acres: 270

This split is based on the conversation at our meeting between our County Parks Department and representatives from the State Parks Service. Please review the block and lots listed, along with the map, with the respective parties and Ms. Yeany. We understand effectuating this trade of land may involve a lengthy process. We are happy to work together on this and I would be glad to discuss further how we can assist to make this move smoothly.

Printed on Recycled Paper
SPECIAL ASSISTANCE/ACCOMMODATIONS UPON REQUEST.

Thank you for your consideration and I look forward to hearing from you. If you have any questions or require additional information, please do not hesitate to contact me at (732) 929-2054.

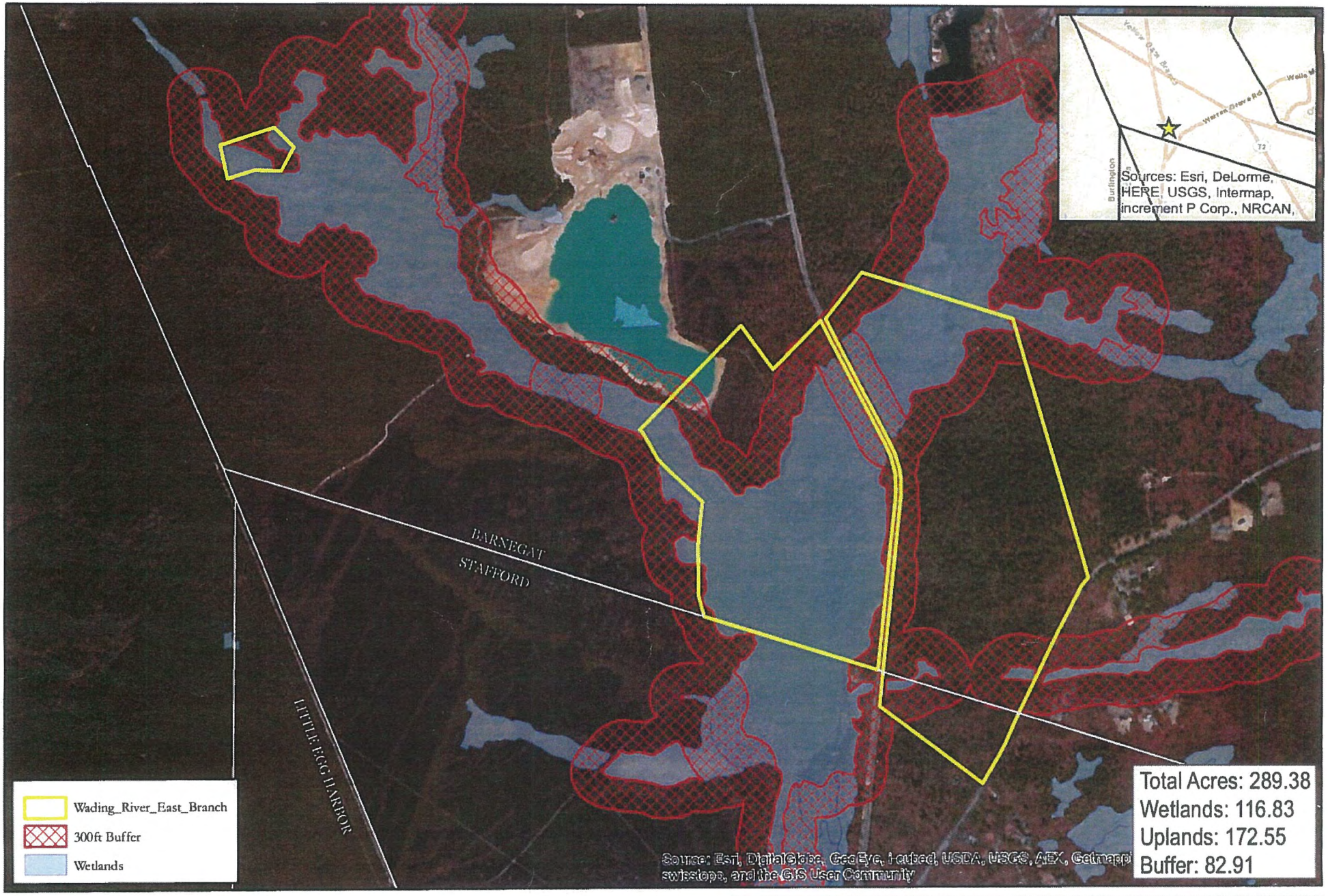
Sincerely,

Mark A. C. Villinger
Principal Planner

/mcv
Attachments

Cc: David J. McKeon, Planning Director
Michael T. Mangum, Parks Director
Mark Trexel, NJ State Park Service Director
John Trontis, NJ State Park Service Asst. Director
Thomas C. Keck, Jr., NJ Forestry, Superintendent

Proposed Land Swap
Ocean County and State of NJ
NJ to OC:
Barnegat Township
Block45, Lot 1
Block 51, Lot 4.01
Block 52, Lot 6.05
OC to NJ:
Barnegat Township
Block 50, Lots 5 & 9
Block 51, Lot 10
Stafford Township
Block 2, Lot 6
~11.75 Acres
PA (GIS)
~160 Acres FA (GIS)
Preservation Area
Forest Area
~151 Acres PA (GIS)
~139 Acres FA (GIS)
BARNEGAT TWP
STAFFORD TWP
Legend
Municipal Boundary
PMA
Proposed NJ to OC
Proposed OC to NJ
Federal Land
State Land
County Parks
OC NLTF
N
0
1,000
2,000
4,000
Feet
This map was prepared on 1/7/16 by the Ocean County Planning Deptment in ArcMap 10.3.1 using NJDEP data and imagery and Ocean County parcels data.



WADING RIVER EAST BRANCH
BLOCKS:50;51/2 LOTS:5,9;10/6
BARNEGAT & STAFFORD TOWNSHIPS

0 625 1,250 2,500 Feet

Creator: Ocean County Department of Planning GIS
Name: Michael Georgalas
Date: 03/26/2014
Contact: (732) 929-2054

N W E S

OTES:

on is referenced to:

t following plans:

"BOUNDARY SURVEY, EASTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 10 & PART OF LOT 3, & 4 BLOCK: 51 TOWNSHIP OF BARNEGAT, LOT: 6 BLOCK: 2 TOWNSHIP OF STAFFORD, SITUATE: COUNTY OF OCEAN, NEW JERSEY" prepared by JTS Engineers and Land Surveyors, Inc. dated January 18, 2006 and last revised January 30, 2006.

"BOUNDARY SURVEY, WESTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 5 BLOCK: 50 PLATE: 1 TOWNSHIP OF BARNEGAT, SITUATE: COUNTY OF OCEAN, NEW JERSEY" prepared by JTS Engineers and Land Surveyors, Inc. dated October 15, 2005.

"LOT 12, BLOCK 46, LOT 8, BLOCK 50, BARNEGAT TOWNSHIP, OCEAN COUNTY, N.J., STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long Engineering & Surveying Company, dated August 31, 1988

: 13092, Page 868.

nmitment for Title Insurance, File No. AT-56170, issued by Allstate Title Agency, LLC on July 2014.

negat Township Tax Map Sheet No. 8 & 10.

fford Township Tax Map Sheet No. 1 & 2.

actual field survey performed on the ground by DW Smith Associates, LLC personnel on ember 7, 2014.

round improvements and/or underground encroachments, if any, are not shown hereon.

operty has not been reviewed for any State of New Jersey Tideland Claims that may er this property.

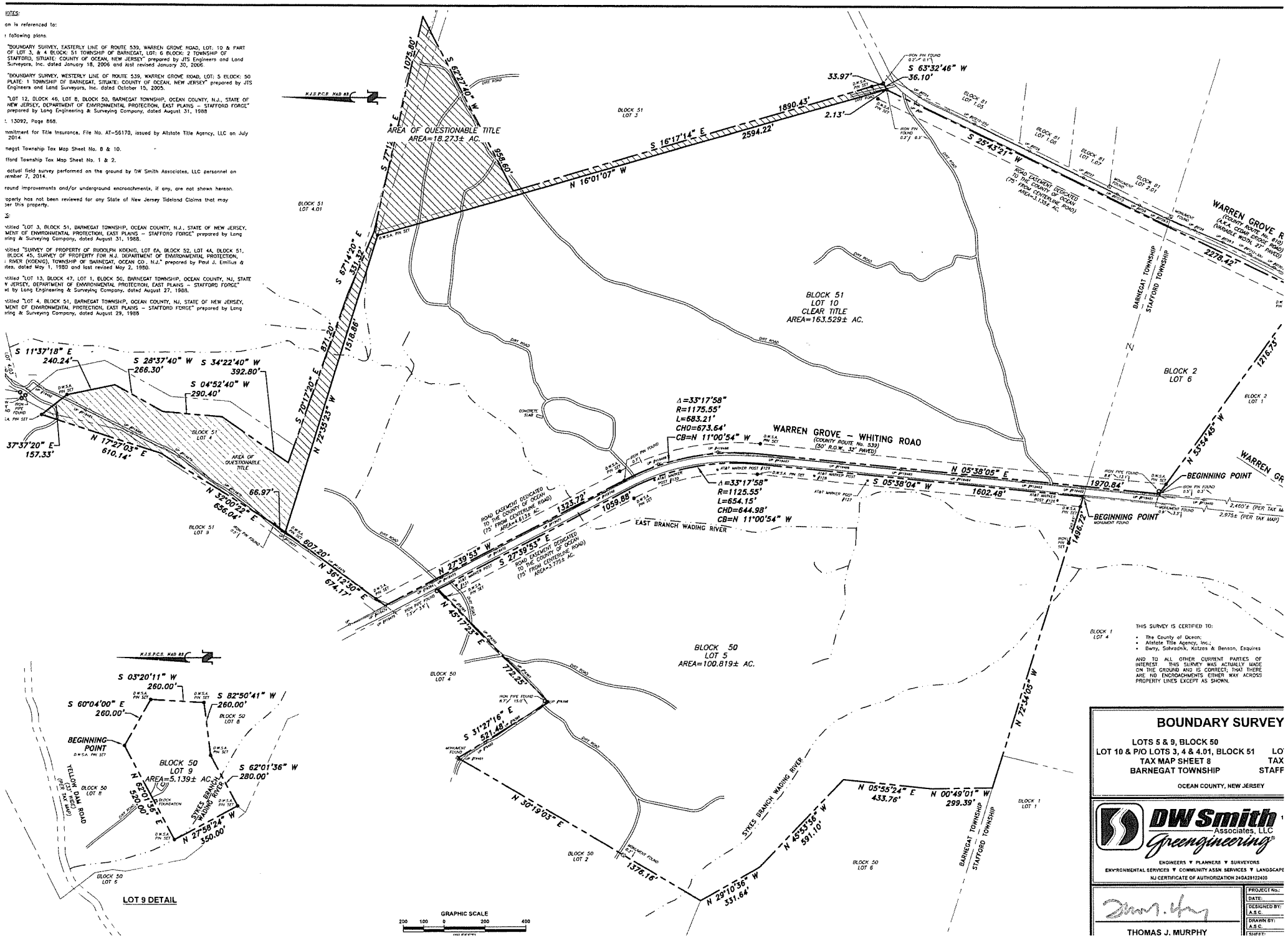
S:

ntitled "LOT 3, BLOCK 51, BARNEGAT TOWNSHIP, OCEAN COUNTY, N.J., STATE OF NEW JERSEY, MENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long ring & Surveying Company, dated August 31, 1988.

ntitled "SURVEY OF PROPERTY OF RUDOLPH KOENIG, LOT 6A, BLOCK 52, LOT 4A, BLOCK 51, BLOCK 45, SURVEY OF PROPERTY FOR N.J. DEPARTMENT OF ENVIRONMENTAL PROTECTION, : RIVER (KOENIG), TOWNSHIP OF BARNEGAT, OCEAN CO., N.J." prepared by Paul J. Emilius & ates, dated May 1, 1980 and last revised May 2, 1980.

ntitled "LOT 13, BLOCK 47, LOT 1, BLOCK 50, BARNEGAT TOWNSHIP, OCEAN COUNTY, NJ, STATE Y JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" ed by Long Engineering & Surveying Company, dated August 27, 1988.

ntitled "LOT 4, BLOCK 51, BARNEGAT TOWNSHIP, OCEAN COUNTY, NJ, STATE OF NEW JERSEY, MENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long ring & Surveying Company, dated August 29, 1988



THIS SURVEY IS CERTIFIED TO:

- The County of Ocean;
- Allstate Title Agency, Inc.;
- Berry, Sahradnik, Kotzas & Benson, Esquires

AND TO ALL OTHER CURRENT PARTIES OF INTEREST. THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT; THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

BOUNDARY SURVEY

LOTS 5 & 9, BLOCK 50
LOT 10 & P/O LOTS 3, 4 & 4.01, BLOCK 51 LO
TAX MAP SHEET 8 TAX
BARNEGAT TOWNSHIP STAFF

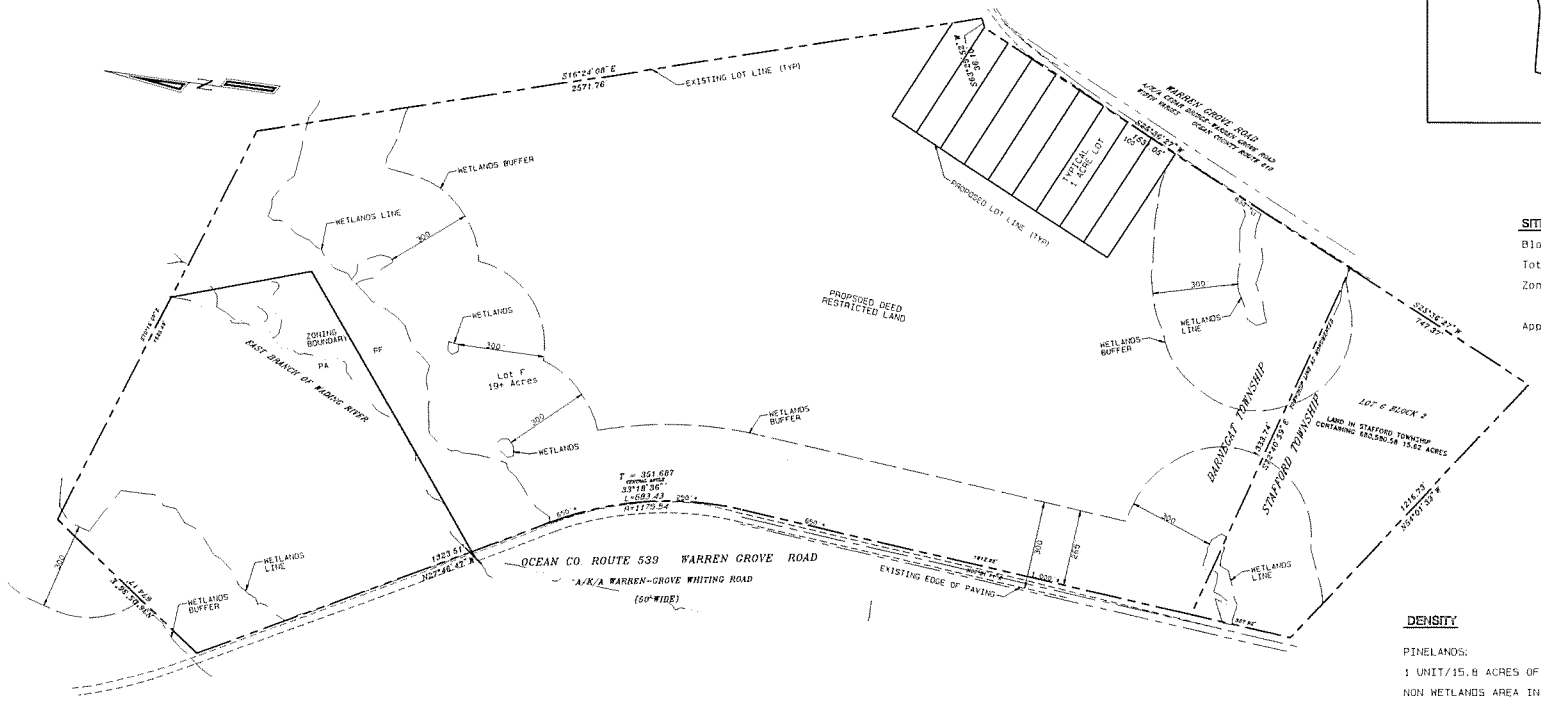
OCEAN COUNTY, NEW JERSEY

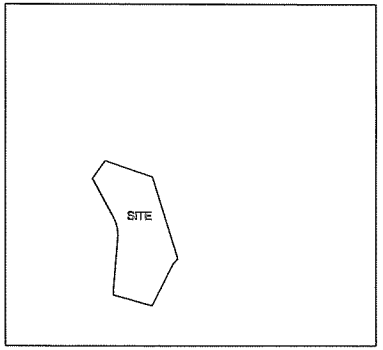
DW Smith Associates, LLC
Greenengineering®

ENGINEERS ▼ PLANNERS ▼ SURVEYORS
ENVIRONMENTAL SERVICES ▼ COMMUNITY ASSN. SERVICES ▼ LANDSCAPE
NJ CERTIFICATE OF AUTHORIZATION 24GA28122400

THOMAS J. MURPHY

PROJECT No.:	
DATE:	
DESIGNED BY:	A.S.C.
DRAWN BY:	A.S.C.
SHEET:	





KEY MAP

SCALE: 1"= 2000'

SITE DATA

Block and Lot: Block 51, Lot 10

Total Area: 150.77 Acres

Zoning: PA - Preserved Area
PF - Preserved Forest Pinelands

Applicant/Owner: Railroad Road, LLC
112 Haddontowne Court
Suite 101
Cherry Hill, NJ 08034
(856) 354-8330

DENSITY

PINELANDS:

1 UNIT/15.8 ACRES OF NON WETLANDS

NON WETLANDS AREA IN PF ZONE = 115 ACRES

ALLOWABLE DENSITY = 115 ACRES/15.8 ACRES/UNIT = 7.28 UNITS

DENSITY BONUS = 25%

ALLOWABLE DENSITY = 9 UNITS

BARNEGAT:

1 UNIT/17 ACRES OF LAND

LAND AREA IN PF ZONE = 124 ACRES

ALLOWABLE DENSITY = 124 ACRES/17 ACRES/UNIT = 7.29 UNITS

DENSITY BONUS = 25% *

ALLOWABLE DENSITY = 9 UNITS

NOTES:

1. Boundary and Wetlands information taken from plan entitled "BOUNDARY SURVEY, EASTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 10 & PART OF LOT 3 & 4 BLOCK: 51, TOWNSHIP OF BARNEGAT, LOT: 6, BLOCK: 2, TOWNSHIP OF STAFFORD, SITUATE COUNTY OF OCEAN, NEW JERSEY", prepared by JTS Engineers and Land Surveyors, Inc., James T. Sapio, PLS, NJ License No. 17780, dated 01/18/06, last revised 12/18/08.
2. 9 - One Acre Single Family lots are proposed.
3. The remaining lands are to be permanently deed restricted to prohibit future development.
4. Not all wetlands within 300 feet of the property have been mapped on this Subdivision Plan.

GRAPHIC SCALE 1"=200

0 200 400 600

REVISIONS	CHK	REVISIONS	CHK
6		12	
5		11	
4		10	
3		9	
2		8	
1		7	

Edmond C. Speitel
Professional Engineer
N.J. License No. 27059
Date

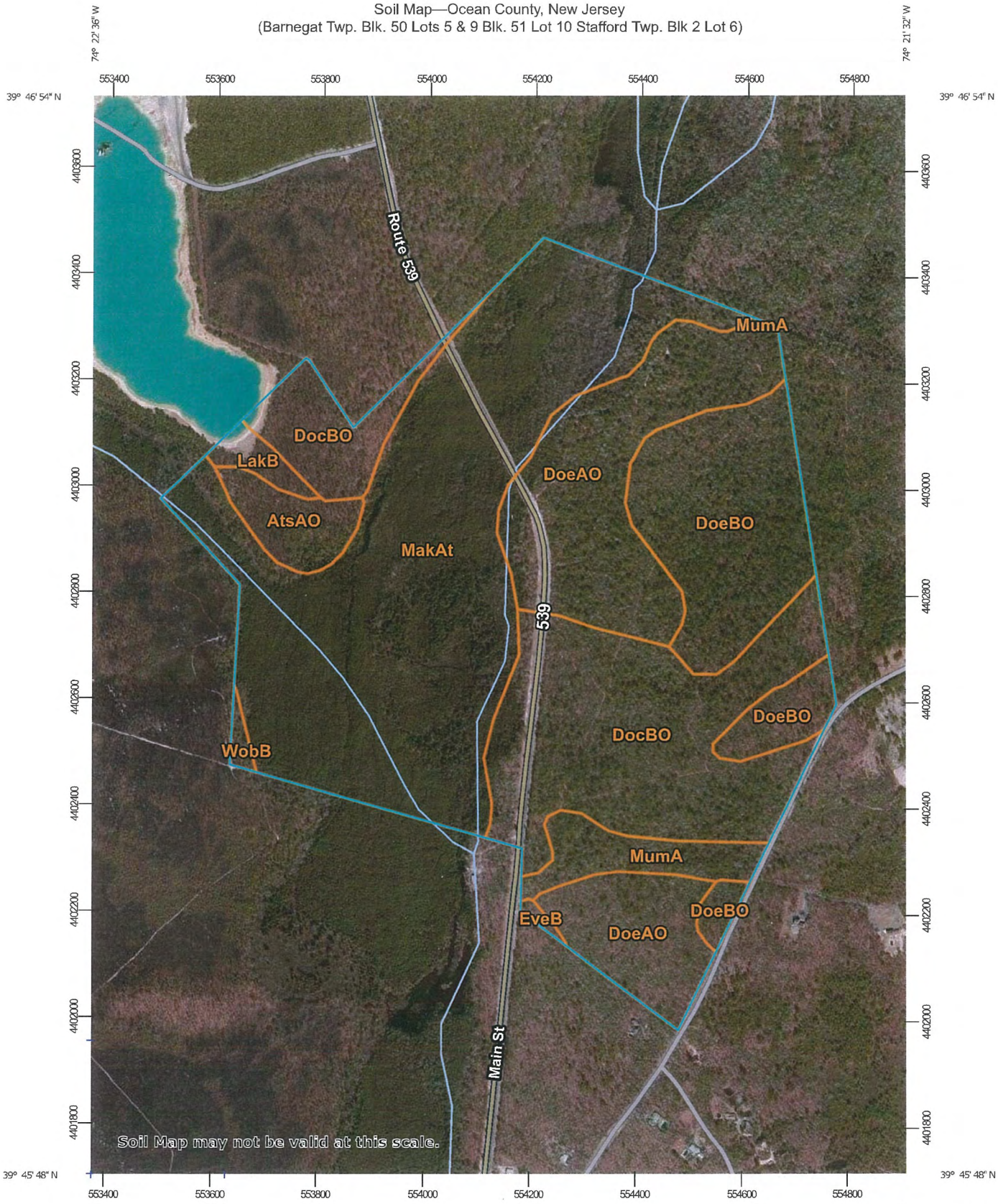
SPEITEL AND SPEITEL, INC.
STRATEGIC PLANNERS, CIVIL ENGINEERS, AND ENVIRONMENTAL PERMIT CONSULTANTS
2 EASTWICK DRIVE SUITE 102 GIBBSBORO, NEW JERSEY 08026

BLOCK 51, LOT 10
SITUATE
BARNEGAT TOWNSHIP
OCEAN COUNTY
NEW JERSEY

SUBDIVISION PLAN

CHECK:
CONTRACT: 1675
DATE: 9/12/12
SCALE: 1"= 200'
REVISION: 0
SHEET: 1

Soil Map—Ocean County, New Jersey
(Barnegat Twp. Blk. 50 Lots 5 & 9 Blk. 51 Lot 10 Stafford Twp. Blk 2 Lot 6)



Map Scale: 1:9,890 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 100 200 400 600

Feet: 0 450 900 1800 2700

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ocean County, New Jersey
Survey Area Data: Version 14, Sep 28, 2016

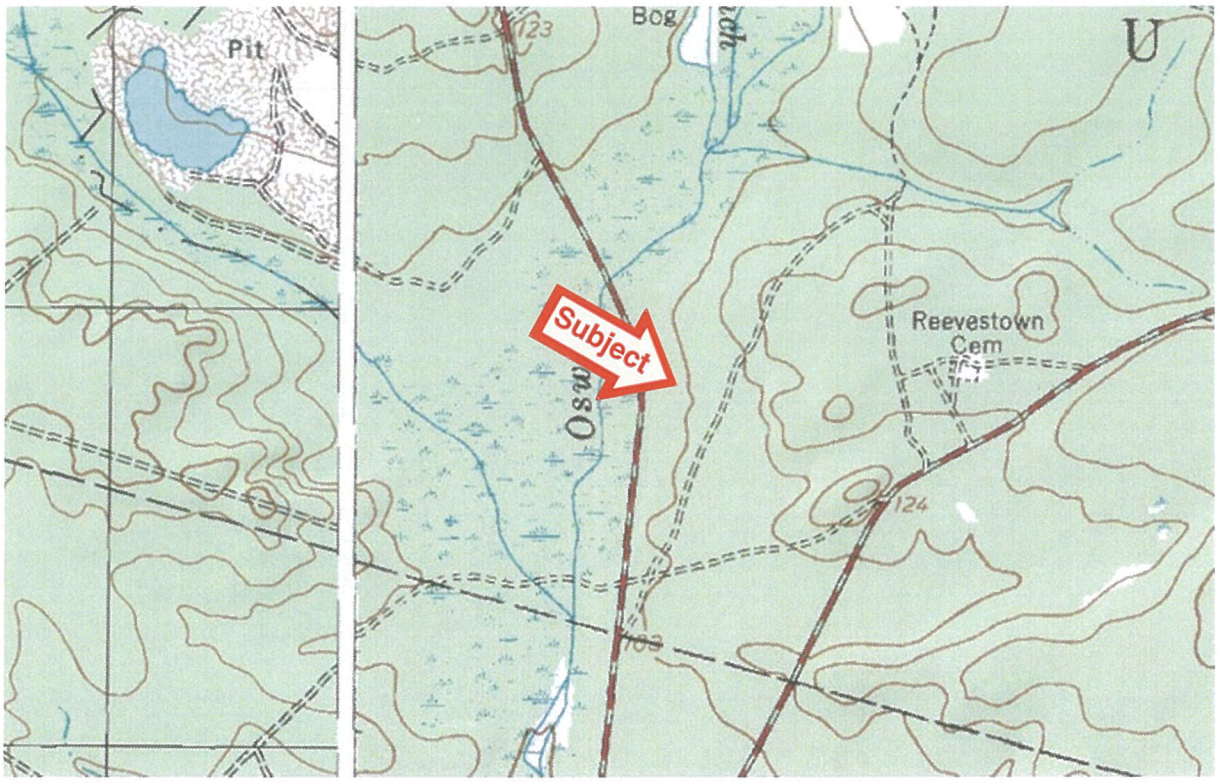
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 25, 2011—Mar 26, 2011

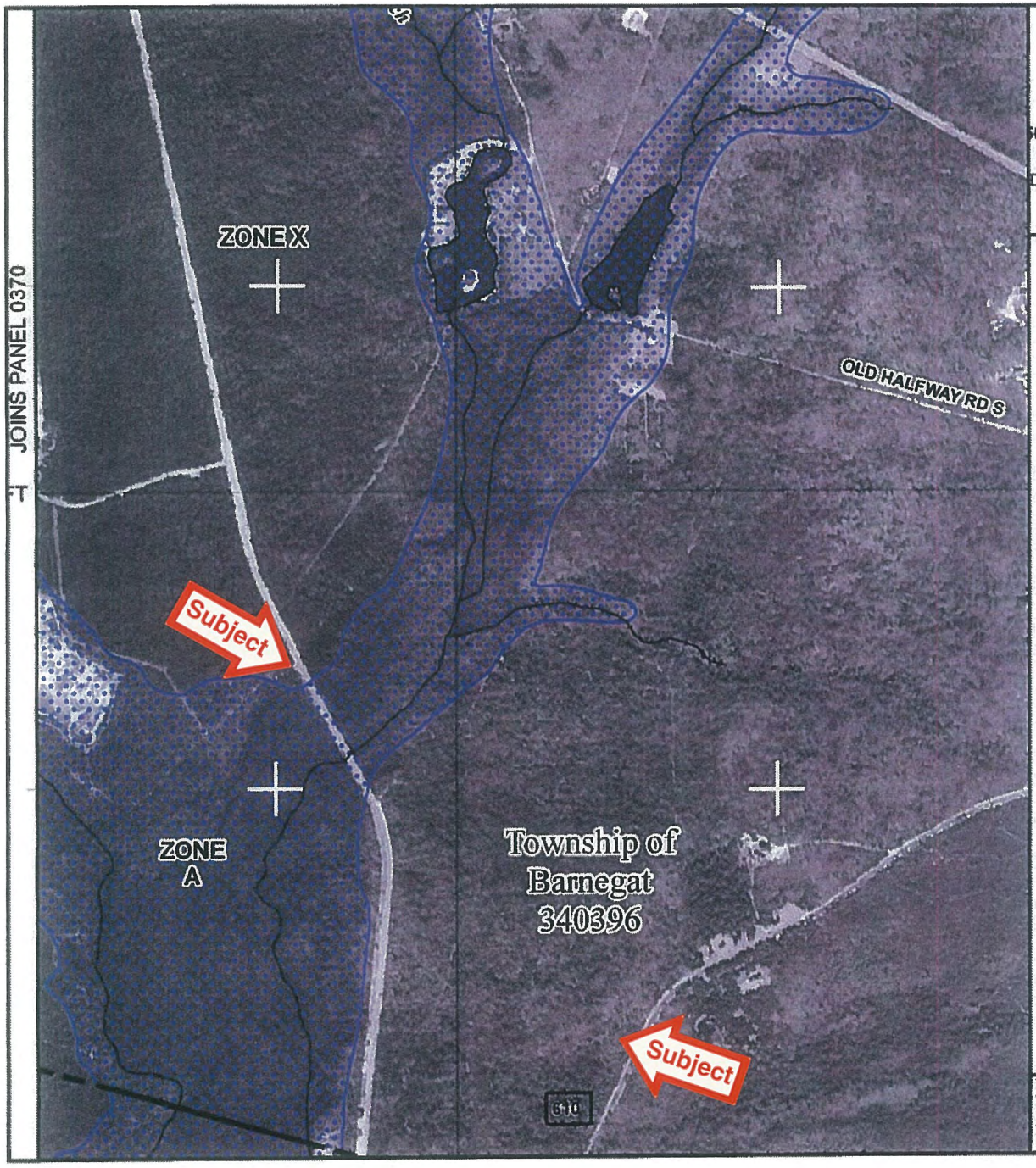
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Ocean County, New Jersey (NJ029)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	7.4	2.6%
DocBO	Downer loamy sand, 0 to 5 percent slopes, Northern Tidewater Area	62.7	22.2%
DoeAO	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	52.4	18.6%
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	39.3	13.9%
EveB	Evesboro sand, 0 to 5 percent slopes	0.5	0.2%
LakB	Lakehurst sand, 0 to 5 percent slopes	2.9	1.0%
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	106.7	37.8%
MumA	Mullica sandy loam, 0 to 2 percent slopes	9.0	3.2%
WobB	Woodmansie sand, 0 to 5 percent slopes	1.0	0.4%
Totals for Area of Interest		**282.0**	**100.0%**



Topography Map
Tract 1 – Block 50, Lot 5; Tract 3 – Block 51, Lot 10 – Barnegat Township
Tract 4 – Block 2, Lot 6 – Stafford Township



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0390F

FIRM

FLOOD INSURANCE RATE MAP

OCEAN COUNTY,
NEW JERSEY
(ALL JURISDICTIONS)

PANEL 390 OF 611

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BARNEGAT, TOWNSHIP OF	340396	0390	F
OCEAN, TOWNSHIP OF	340518	0390	F
STAFFORD, TOWNSHIP OF	340393	0390	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
34029C0390F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

INSTR # 2014116617 OR BK 15974 PG 90 12/30/2014 03:18:08 PM
SCOTT M. COLABELLA COUNTY CLERK, OCEAN COUNTY NEW JERSEY

PREPARED BY

Laura M. Benson, Esq.

ROAD EASEMENT

THIS INDENTURE made this 23rd day of December, 2014 between **RAILROAD ROAD, LLC.**, hereinafter call the "Grantor", whose place of business is 112 Haddontowne Court, Ste. 101, Cherry Hill, New Jersey 08034 and the **COUNTY OF OCEAN**, a Public Corporation of the State of New Jersey, with offices located at Administration Building, Hooper Avenue, Toms River, New Jersey 08753, its successors and assigns, hereinafter called the "Grantee."

WITNESSETH that it is in the interest of the General Public and the welfare of the County of Ocean that the lands hereinafter described shall be burdened with an Easement or right-of-way for the purpose of constructing, improving, operating and maintaining a Public Road upon and across such land.

NOW, THEREFORE, in consideration of the benefits accruing to the Grantor and to the Public and the sum of One Dollar and No Cents ($ 1.00) the Grantor does hereby dedicate to Public use the following land, situate, lying and being in the Township of Jackson, County of Ocean, State of New Jersey and being bounded and described as follows:

SEE LEGAL DESCRIPTION prepared by Thomas J. Murphy, P.L.S. of DW Smith Associates, LLC, dated Nov. 27, 2014 and, consisting of 3 pages, attached hereto and made a part hereof.

AND BEING known as a portion of Lot 5, Block 50, and Lot 10, Block 51 as shown on the Tax Map of the Township of Barnegat, and Lot 6, Block 2 as shown on the Tax Map of the Township of Stafford, subject to existing easements and rights of record.

5 no fee

Job No. 14-371.00
November 27, 2014

DEED DESCRIPTION

ROADWAY EASEMENT

TAX MAP

LOT 6, BLOCK 2

TOWNSHIP OF STAFFORD

LOT 10, BLOCK 51

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

Beginning at a point in the westerly right-of-way line of Warren Grove Road (variable width) being also the common dividing line of Lots 1 & 6, Block 2, Township of Stafford and from said beginning point running; thence

1) Along the southerly line of said Lot 6, Block 2, North 53° 54' 45" East, a distance of 59.47 feet to an iron pin set in the proposed westerly line of the roadway easement; thence

2) Along said proposed easement North 25° 43' 21" East, parallel and distant 75.00 feet at right angles to the centerline of Warren Grove Road, a distance of 2,287.76 feet to an iron pin set; thence

3) Along the same, North 63° 32' 46" East, a distance of 32.95 feet to an iron pin set in the easterly property line of Lot 10, Block 51, Township of Barnegat; thence

4) Along said easterly property line of Lot 10, Block 51, South 16° 01' 07" East, a distance of 59.48 feet to a point in said westerly right-of-way line of Warren Grove Road; thence

5) Along said westerly right-of-way line of Warren Grove Road, South 63° 32' 46" West, a distance of 2.13 feet to a point; thence

6) Continuing along same, South 25° 43' 21" West a distance of 2,278.42 feet to the Point and Place of Beginning.

CONTAINS: 3.135 acres and being subject to easements and restriction of record

The above description is in accordance with a plan entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey," prepared by DW Smith Associates, LLC, dated November 7, 2014 and last revised November 27, 2014.

THOMAS J. MURPHY, PLS LIC. #37207

DW SMITH ASSOCIATES, LLC
149 YELLOWBROOK ROAD, SUITE 101
FARMINGDALE, NEW JERSEY 07727

BY: ASC
TYPED BY: LM
CHECKED BY: ASC

S:\PROJECTS\2014\14-371\Survey\Deed Descriptions\DD1437100-20141125 Warren Grove Roadway Ease W.doc

DEED DESCRIPTION

ROADWAY EASEMENT

TAX MAP

LOT 5, BLOCK 50

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

BEGINNING at a concrete monument in the westerly right-of-way line of Warren Grove - Whiting Road (50 foot Right-of-Way) also known as County Route 539, said point being distant 2,975 feet more or less, northerly along said line from it's intersection with the westerly right-of-way line of Warren Grove Road (variable width), as shown and delineated on a certain map entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey", prepared by Thomas J. Murphy, License No. 37207, for the firm of DW Smith Associates, LLC, and from said beginning point running; thence

1) Along the southerly property line of Lot 5, Block 50, North 72° 34' 05" West, a distance of 51.08 feet to an iron pin set in the proposed westerly line of the roadway easement; thence

2) North 05° 38' 05" East, parallel and distant 75.00 feet at right angles to the centerline of Warren Grove – Whiting Road, a distance of 1,592.04 feet to an iron pin set at the point of curvature; thence

3) Along the same, northwesterly along a curve bearing to the left, with a radius of 1,075.55 feet, having an arc distance of 625.09 feet to a point of tangency and an iron pin set; thence

4) Continuing along the same, North 27° 39' 53" West, a distance of 1,044.55 feet to an iron pin set on the northerly property line of said Lot 5, Block 50; thence

5) Along said northerly property line of Lot 5, Block 50, North 45° 17' 23" East, a distance of 52.30 feet to said westerly right-of-way line of Warren Grove – Whiting Road; thence

6) Along the same, South 27° 39' 53" East, a distance of 1,059.88 feet to a point of curvature; thence

7) Southerly continuing along said right-of-way, on a curve bearing to the right with a radius of 1,125.55 feet, having an arc length of 654.15 feet to a point of tangency; thence

8) Continuing along said right-of-way, South 05° 38' 05" West, a distance of 1,602.48 feet to the Point and Place of Beginning.

CONTAINS: 3.775 acres and being subject to easements and restrictions of record.

DEED DESCRIPTION

ROADWAY EASEMENT

TAX MAP

LOT 5, BLOCK 50

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

The above description is in accordance with a plan entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey," prepared by DW Smith Associates, LLC, dated November 7, 2014 and last revised November 27, 2014.

THOMAS J. MURPHY, PLS LIC. #24GS03720700

DW SMITH ASSOCIATES, LLC
149 YELLOWBROOK ROAD, SUITE 101
FARMINGDALE, NEW JERSEY 07727

BY: ASC
TYPED BY: KAL
CHECKED BY: ASC

S:\PROJECTS\2014\14-371\Survey\Deed Descriptions\DD1437100-20141125 Route 539 Roadway Ease W.doc

IN WITNESS WHEREOF the Grantors have set their hands and seal or its corporate seal to be affixed hereto and attested this 22 day of December, 2014.

ATTEST/WITNESS:

Robert P. Dale III

RAILROAD ROAD, LLC

BY: _____
KEVIN SCARBOROUGH
MANAGING MEMBER

STATE OF NEW JERSEY
SS:
COUNTY OF OCEAN

I CERTIFY that on December 22, 2014,

KEVIN SCARBOROUGH personally came before me and stated to my satisfaction that this person (or if more than one, each person);

(a) is named in and personally signed this Road Easement
(b) was the maker of the attached Road Easement;
(c) executed this deed as his/her (their) own act
(d) made this Road Easement for $1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Albert Van Sciver
(Notary Public)

ALBERT VAN SCIVER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/5/2016

RECORD AND RETURN TO:
Laura M. Benson, Esq.
Berry, Sahradnik, Kotzas & Benson
212 Hooper Avenue
P.O. Box 757
Toms River, NJ 08754-0757

Property Location
50 ROUTE 539, BARNEGAT 08005- 1501 (Barnegat Township), Block: 51, Lot: 10 (Old Block: 51, Old Lot: 10, Old Qualifier: QFARM)

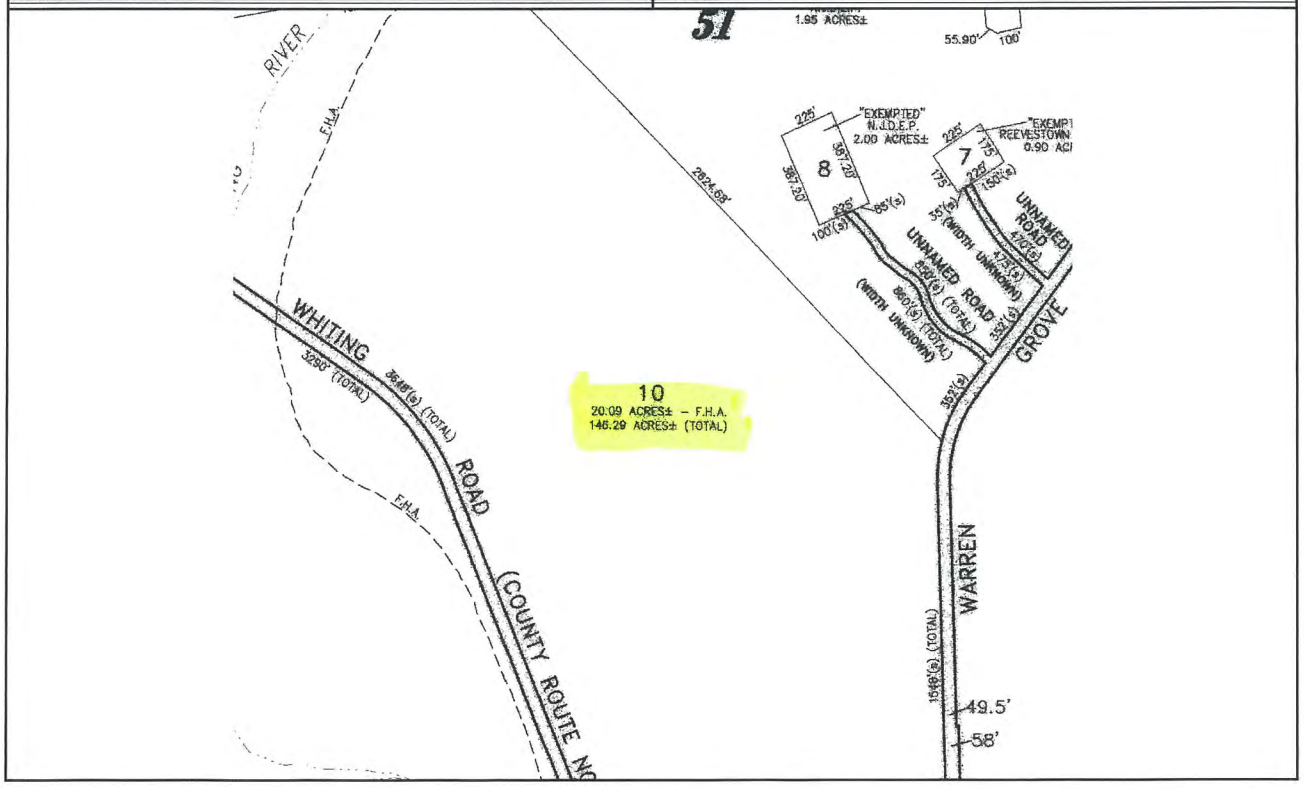
Property Information	Assessment Data
Class: Class: 15C - Public Property	Total Value: $459,900.00
Additional Lots:	Land Value: $459,900.00
Bld Description:	Improvement Value: $0.00
Land Description: 146.29 AC	% Improvement: 0.0
Acreage: 146.29	Special Tax Codes:
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: PF, Usage: VACANT LAND	Exemption: 9
Year Constructed: 0	Exemption statute: 54:4-3.3
Use Code: 0	2014 Rate: 2.481; 2014 Ratio: 99.73%; 2014 Taxes: $11,410.11
# Dwellings: 1	2015 Rate: 2.546; 2015 Ratio: 101.83%; 2015 Taxes: $11,709.05
Census Tract: 7340.01	2016 Rate: 2.629; 2016 Ratio: 101.98%; 2016 Taxes: $12,090.77

Current Owner	Sale Data
OCEAN COUNTY	Date: 12/23/2014
ADMIN BLDG 101 HOOPER AVE	Price: $1,250,000.00
TOMS RIVER, NJ 08753-	Ratio: 0.37%
Previous Owner:	Deed Book: 15974
	Deed Page: 00095

Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:

Buyer	Buyer
OCEAN COUNTY ADMIN BLDG 101 HOOPER AVE TOMS RIVER, NJ 08753-	

Seller	Seller



Property Location
89 ROUTE 539, BARNEGAT 08005- 1501 (Barnegat Township), Block: 50, Lot: 5 (Old Block: 50, Old Lot: 5, Old Qualifier: QFARM)

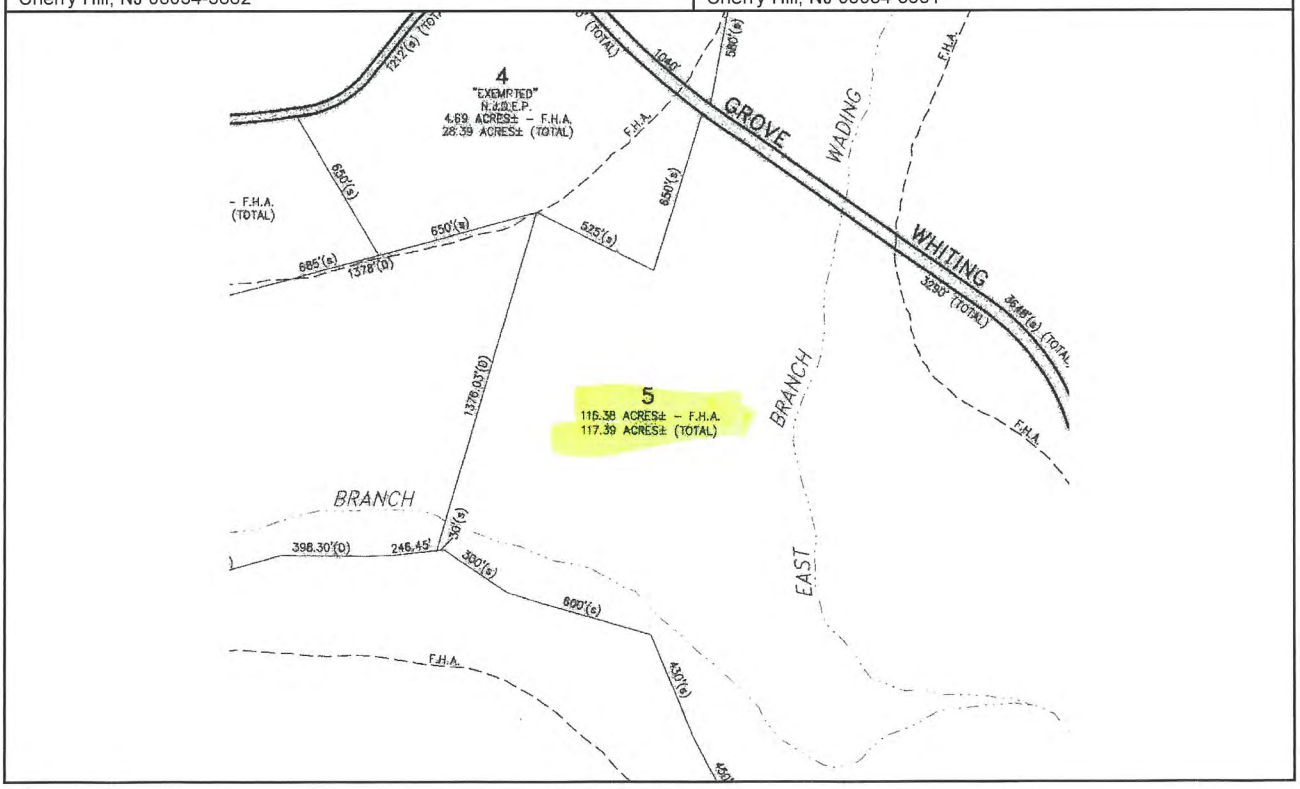
Property Information	Assessment Data
Class: Class: 15C - Public Property	Total Value: $100,000.00
Additional Lots:	Land Value: $100,000.00
Bld Description:	Improvement Value: $0.00
Land Description: 117.39AC	% Improvement: 0.0
Acreage: 117.39	Special Tax Codes:
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: PA, Usage: VACANT LAND	Exemption: 9
Year Constructed: 0	Exemption statute: 54:4-3.3
Use Code: 0	2014 Rate: 2.481; 2014 Ratio: 99.73%; 2014 Taxes: $2,481.00
# Dwellings: 1	2015 Rate: 2.546; 2015 Ratio: 101.83%; 2015 Taxes: $2,545.99
Census Tract: 7340.01	2016 Rate: 2.629; 2016 Ratio: 101.98%; 2016 Taxes: $2,629.00

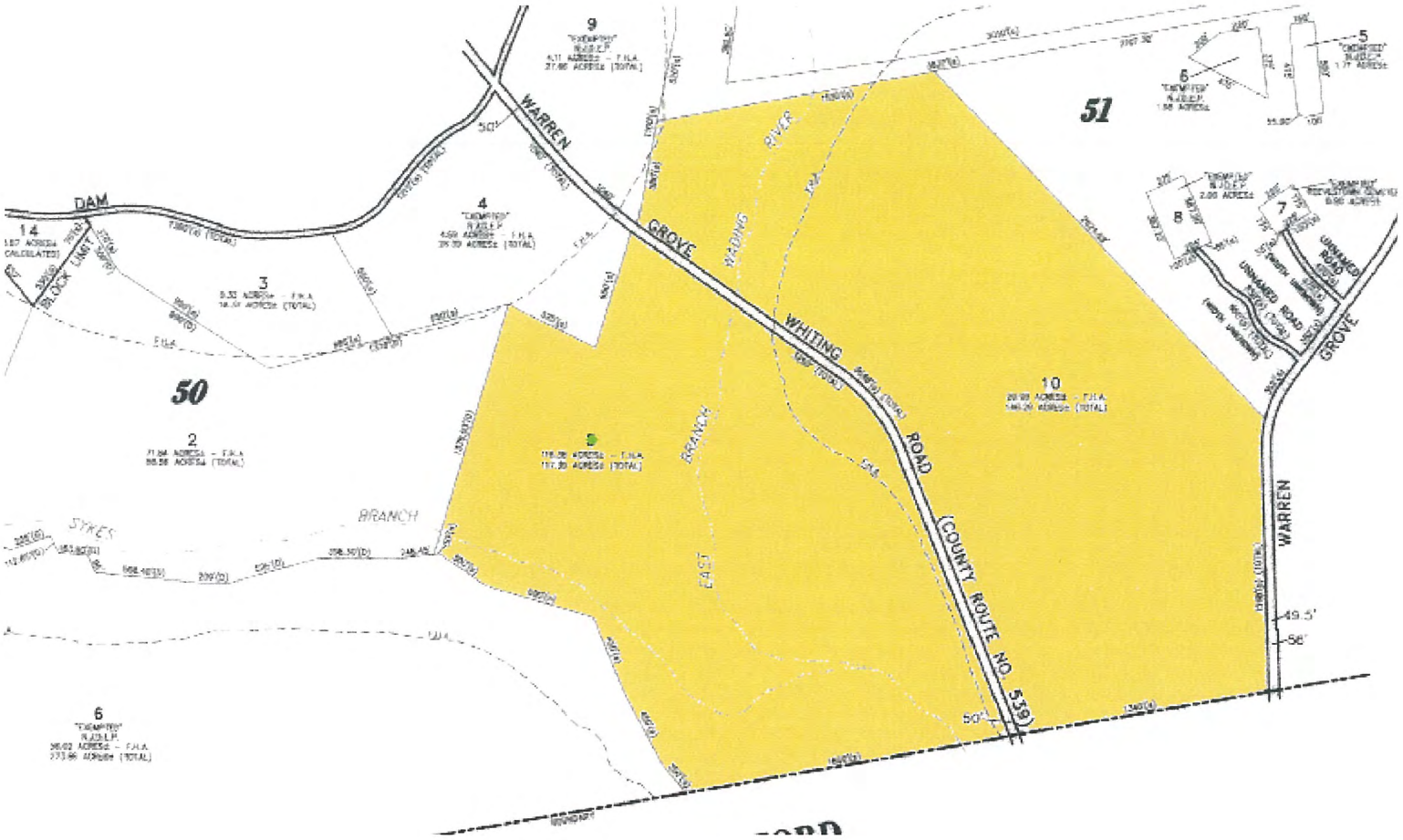
Current Owner	Sale Data
OCEAN COUNTY	Date: 12/23/2014
ADMIN BLDG 101 HOOPER AVE	Price: $1,250,000.00
TOMS RIVER, NJ 08753-	Ratio: 0.08%
Previous Owner:	Deed Book: 15974
	Deed Page: 00095

Latest Sales Detail			
Recorded: 12/30/2014	Sales Price: $1,250,000.00	Recorded: 03/21/2006	Sales Price: $1.00
Sales Date: 12/23/2014	Sales Ratio: 46.64%	Sales Date: 03/01/2006	Sales Ratio: 32630000.0%
Deed Book: 15974	Use Code:	Deed Book: 13092	Use Code:
Deed Page: 00095	Not Usable: 15	Deed Page: 00868	Not Usable: 25

Buyer	Buyer
OCEAN COUNTY ADMIN BLDG 101 HOOPER AVE TOMS RIVER, NJ 08753-	RAILROAD ROAD LLC 112 HADDONTOWNE CT #101 Cherry Hill, NJ 08034-3662

Seller	Seller
RAILROAD ROAD LLC 112 HADDONTOWNE CT #101 Cherry Hill, NJ 08034-3662	ROUTE 539 LLC 112 HADDONTOWNE CT Cherry Hill, NJ 08034-3661





DAM
WARREN
GROVE
WHITING
ROAD
(COUNTY ROUTE NO. 539)
WADING
RIVER
EAST
BRANCH
BRANCH
SYKES
BLOCK LIMIT
UNNAMED ROAD
50
51
49.5'
58'

Property Location
109A YELLOW DAM RD, BARNEGAT 08005- 1501 (Barnegat Township), Block: 50, Lot: 9
Year
2016

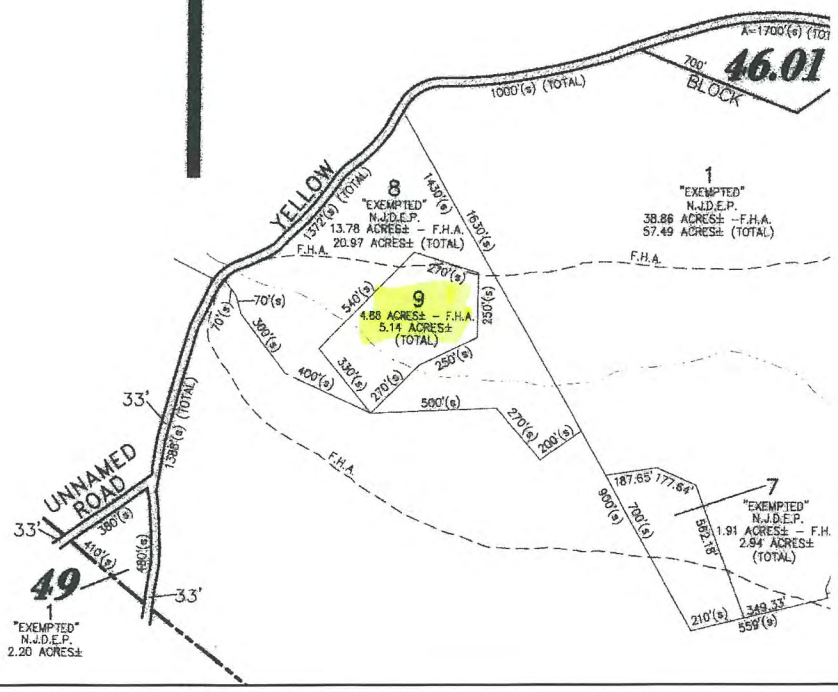
Property Information	Assessment Data
Class: Class: 15C - Public Property	Total Value: $23,100.00
Additional Lots:	Land Value: $23,100.00
Bld Description:	Improvement Value: $0.00
Land Description: 5.14AC	% Improvement: 0.0
Acreage: 5.14	Special Tax Codes:
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: PA, Usage: VACANT LAND	Exemption: 9
Year Constructed: 0	Exemption statute: 54:4-3.3
Use Code: 0	2014 Rate: 2.481; 2014 Ratio: 99.73%; 2014 Taxes: $573.11
# Dwellings: 1	2015 Rate: 2.546; 2015 Ratio: 101.83%; 2015 Taxes: $588.12
Census Tract: 7340.01	2016 Rate: 2.629; 2016 Ratio: 101.98%; 2016 Taxes: $607.29

Current Owner	Sale Data
OCEAN COUNTY	Date: 12/23/2014
ADMIN BLDG 101 HOOPER AVE	Price: $1,250,000.00
TOMS RIVER, NJ 08753-	Ratio: 0.02%
Previous Owner:	Deed Book: 15974
	Deed Page: 00095

Latest Sales Detail			
Recorded: 02/14/2006	Sales Price: $1.00	Recorded:	Sales Price:
Sales Date: 02/01/2006	Sales Ratio: 250000.0%	Sales Date:	Sales Ratio:
Deed Book: 13043	Use Code:	Deed Book:	Use Code:
Deed Page: 00735	Not Usable: 10	Deed Page:	Not Usable:

Buyer	Buyer
OCEAN COUNTY ADMIN BLDG 101 HOOPER AVE TOMS RIVER, NJ 08753-	

Seller	Seller
CERVETTO, PEARL & JACK W 55 OAK LEAF DR Ltl Egg Hbr, NJ 08087-2118	



Property Location
CEDAR BRIDGE & 539, BARNEGAT 08005- 1531 (Stafford Township), Block: 2, Lot: 6
Year
2016

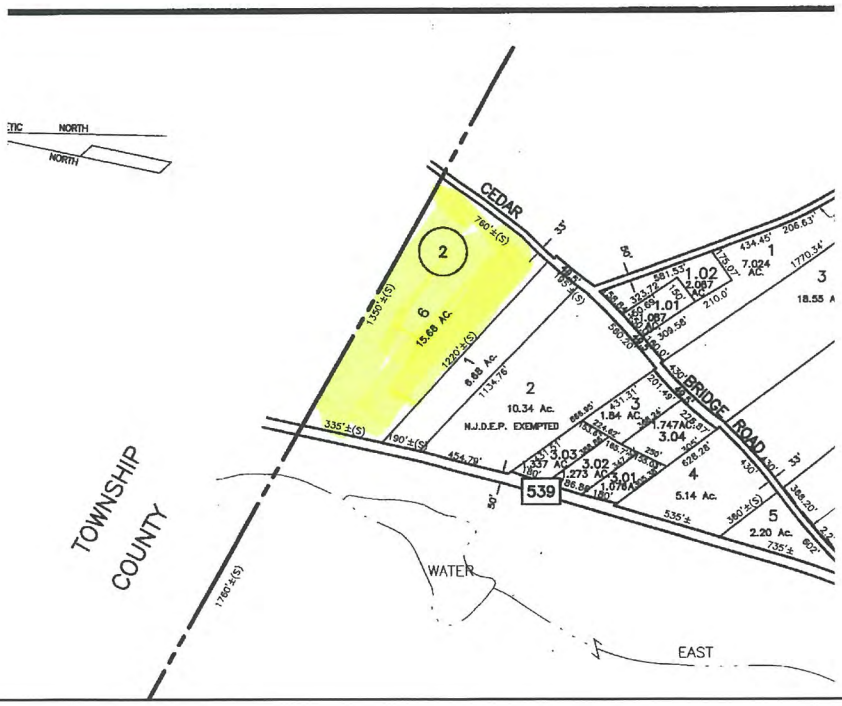
Property Information	Assessment Data
Class: Class: 15C - Public Property	Total Value: $122,300.00
Additional Lots:	Land Value: $122,300.00
Bld Description:	Improvement Value: $0.00
Land Description: 15.68AC	% Improvement: 0.0
Acreage: 15.68	Special Tax Codes:
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: FA, Usage: VACANT LAND	Exemption: 1
Year Constructed: 0	Exemption statute: 54:4-3.3
Use Code: 0	2014 Rate: 2.275; 2014 Ratio: 100.0%; 2014 Taxes: $2,782.32
# Dwellings: 1	2015 Rate: 2.247; 2015 Ratio: 100.0%; 2015 Taxes: $2,748.08
Census Tract: 7340.01	2016 Rate: 2.329; 2016 Ratio: 93.72%; 2016 Taxes: $2,848.36

Current Owner	Sale Data
OCEAN COUNTY	Date: 12/23/2014
101 HOOPER AVE	Price: $1,250,000.00
Toms River, NJ 08753-7605	Ratio: 0.1%
Previous Owner:	Deed Book: 15974
	Deed Page: 00095

Latest Sales Detail			
Recorded: 12/30/2014	Sales Price: $1,250,000.00	Recorded:	Sales Price:
Sales Date: 12/23/2014	Sales Ratio: 9.78%	Sales Date:	Sales Ratio:
Deed Book: 15974	Use Code:	Deed Book:	Use Code:
Deed Page: 00095	Not Usable: 15	Deed Page:	Not Usable:

Buyer	Buyer
OCEAN COUNTY 101 HOOPER AVE Toms River, NJ 08753-7605	

Seller	Seller
RAILROAD ROAD LLC 112 HADDONTOWNE CT #101 Cherry Hill, NJ 08034-3662	



2

PREPARED BY

KELLY T. YOUNG, ESQ.

INSTR # 2014116618
OR BK 15974 PG 95
RECORDED 12/30/2014 03:18:08 PM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

1,250,000
Exempt
12/30/14 JSS

DEED

This Deed is made on this 22nd day of December, 2014

BETWEEN

RAILROAD ROAD, LLC, a New Jersey Limited Liability Company, having an address of 112 Haddontowne Court, Suite 101, Cherry Hill, NJ 08034, New Jersey 08034, hereinafter referred to as the "Grantor",

AND

COUNTY OF OCEAN, with offices at Administration Building, 101 Hooper Avenue, Toms River, New Jersey 08753 New Jersey, hereinafter referred to as the "Grantee".

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership and Consideration (N.J.S.A. 46:15-6).

The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. The transfer is made for the sum of One Million Two Hundred Fifty Thousand and no/100 ($1,250,000.00) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1)

Township of Stafford, Ocean County, Lot 6, Block 2. Township of Barnegat Lots 5 and 9 Block 50 and Lot 10 Block 51.

Property.

The property consists of the land and all the buildings and structures on the land in the Township of Stafford and Township of Barnegat in the County of Ocean and State of New Jersey. (See attached descriptions.)

Being the same premises conveyed by Deed from Route 539, LCC, a New Jersey Limited Liability Company to Railroad Road, LLC, a New Jersey Limited Liability Company, dated March 1, 2006 and recorded March 21, 2006 in the Ocean County Clerk's Office in Deed Book 13092 at Page 868.

DEED DESCRIPTION

TAX MAP

LOT 6, BLOCK 2

TOWNSHIP OF STAFFORD

LOT 10, BLOCK 51

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

BEGINNING at a point in the southeasterly line of Warren Grove Road, also know as Warren Grove – Whiting Road, (50.00 feet wide), also being Ocean County Route No. 539, said point being South 05 Degrees 31 Minutes 11 Seconds West along the southeasterly line of Warren Grove Road, a distance of 357.92 feet from the intersection of said line with Township boundary line between the Township of Stafford and the Township of Barnegat. Said beginning point also described as a point in the easterly right-of-way line of Warren Grove - Whiting Road (50 foot Right-of-Way), said point being distant 2,460 feet more or less, northerly along said line from it's intersection with the westerly right-of-way line of Warren Grove Road (variable width), as shown and delineated on a certain map entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey", prepared by Thomas J. Murphy, License No. 37207, for the firm of DW Smith Associates, LLC, and from said beginning point running; thence

1) Along said easterly right-of-way line of Warren Grove – Whiting Road, North 05° 38' 05" East, a distance of 1,970.84 feet to a point of curvature; thence

2) Continuing along said easterly right-of-way line of Warren Grove – Whiting Road on a curve bearing to the left with a radius of 1,175.55 feet, having an arc length of 683.21 feet to a point of tangency; thence

3) Continuing along said easterly right-of-way line of Warren Grove – Whiting Road, North 27° 39' 53" West, a distance of 1,323.72 feet to a point on the southerly corner of Lot 9, Block 51; thence

4) Along the easterly property line of said Lot 9, Block 51, Barnegat Township, North 36° 12' 30" East, a distance of 607.20 feet to an iron pin set on the southwesterly corner of Lot 4, Block 51; thence

5) Along the southerly property line of said Lot 4, Block 51, South 72°35'23" East, a distance of 1,518.86 feet to an iron pin set on the westerly corner of Lot 3, Block 51; thence

6) Along the westerly property line of said Lot 3, Block 51, South 16°01'07" East, a distance of 2,594.22 feet to a point on the westerly right-of-way line of Warren Grove Road (variable width); thence

DEED DESCRIPTION

TAX MAP

LOT 6, BLOCK 2

TOWNSHIP OF STAFFORD

LOT 10, BLOCK 51

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

Excepting from the above-described tract a 50.00 foot wide roadway easement dedicated to the County of Ocean for future road widening purposes described as follows:

Beginning at the beginning corner of the above-described tract of 163.529 acres running; thence

1) Along said easterly right-of-way line of Warren Grove – Whiting Road, North 05° 38' 05" East, a distance of 1,970.84 feet to a point of curvature; thence

2) Continuing along said easterly right-of-way line of Warren Grove – Whiting Road on a curve bearing to the left with a radius of 1,175.55 feet, having an arc length of 683.21 feet to a point of tangency; thence

3) Continuing along said easterly right-of-way line of Warren Grove – Whiting Road, North 27° 39' 53" West, a distance of 1,323.72 feet to a point on the westerly corner of said Lot 10, Block 51; thence

4) Along the northwesterly property line of said Lot 10, Block 51, North 36°12'30" East, a distance of 55.69 feet to an iron pin set in the proposed easterly line of the roadway easement; thence

5) Along said proposed easement South 27°39'53" East, parallel and distant 75.00 feet at right angles to the centerline of Warren Grove – Whiting Road, a distance of 1348.25 feet to a point of curvature and iron pin set; thence

6) Continuing along same, southerly along a curve bearing to the right, with a radius of 1225.55 feet, having a arc distance of 712.27 feet to a point of tangency and an iron pin set; thence

7) Continuing along same, South 05°38'05" West, a distance of 2000.24 feet to the northerly property line of Lot 1, Block 2, in the Township of Stafford and an iron pin set; thence

8) Along said northerly property line of Lot 1, Block 2, North 53°54'45" West, a distance of 58.00 feet to the Point and Place of Beginning.

DEED DESCRIPTION

TAX MAP

LOT 6, BLOCK 2

TOWNSHIP OF STAFFORD

LOT 10, BLOCK 51

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

Beginning at a point in the westerly right-of-way line of Warren Grove Road (variable width) being also the common dividing line of Lots 1 & 6, Block 2, Township of Stafford and from said beginning point running; thence

1) Along the southerly line of said Lot 6, Block 2, North 53°54'45" East, a distance of 59.47 feet to an iron pin set in the proposed westerly line of the roadway easement; thence

2) Along said proposed easement North 25°43'21" East, parallel and distant 75.00 feet at right angles to the centerline of Warren Grove Road, a distance of 2,287.76 feet to an iron pin set; thence

3) Along the same, North 63°32'46" East, a distance of 32.95 feet to an iron pin set in the easterly property line of Lot 10, Block 51, Township of Barnegat; thence

4) Along said easterly property line of Lot 10, Block 51, South 16°01'07" East, a distance of 59.48 feet a point in said westerly right-of-way line of Warren Grove Road; thence

5) Along said westerly right-of-way line of Warren Grove Road, South 63°32'46" West, a distance of 2.13 feet to a point; thence

6) Continuing along same, South 25°43'21" West a distance of 2,278.42 feet to the Point and Place of Beginning.

CONTAINS: 3.135 acres and being subject to easements and restriction of record

The above description is in accordance with a plan entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey," prepared by DW Smith Associates, LLC, dated November 7, 2014 and last revised November 27, 2014.

DEED DESCRIPTION

TAX MAP

LOT 9, BLOCK 50

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

BEGINNING at a point in the division line between Lots 8 & 9, Block 50, said point being a distance of 821.23 feet, more or less, measured southeastwardly along the division line between Lots 6 & 8 from the southerly line of Yellow Dam Road (33 feet wide). Said beginning point also described as an iron pin set the following six courses from the intersection of the division line between Lots 6 & 8, Block 50 with the southerly right-of-way line of Yellow Dam Road (33 feet wide), as shown and delineated on a certain map entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey", prepared by Thomas J. Murphy, License No. 37207, for the firm of DW Smith Associates, LLC, and from said beginning point running; thence

A. Along said dividing line of Lots 6 & 8, Block 50, South 36°47'16" East, a distance of 95.53 feet to a point; thence

B. Continuing along the same, South 09°56'16" East, a distance of 88.69 feet to a point; thence

C. Continuing along the same, South 06°58'44" West, a distance of 64.46 feet to a point; thence

D. Continuing along the same, South 11°34'16" East, a distance of 296.72 feet to a point; thence

E. Continuing along the same, South 37°16'16" East, a distance of 371.36 feet to a point; thence

F. Through said Lot 8, Block 50, North 39°36'59" East, a distance of 50.00 feet to an iron pin set.

And from said beginning point running; thence

1. North 27°58'24" West, a distance of 350.00 feet to an iron pin; thence

2. North 62°01'36" East, a distance of 520.00 feet to an iron pipe; thence

3. South 60°04'00" East, a distance of 260.00 feet to an iron pin; thence

4. South 03°20'11" West, a distance of 260.00 feet to an iron pin; thence

5. South 82°50'41" West, a distance of 260.00 feet to an iron pin; thence

6. South 62°01'36" West, a distance of 280.00 feet to the Point and Place of the Beginning

DEED DESCRIPTION

TAX MAP

LOT 9, BLOCK 50

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

The above description is in accordance with a plan entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey," prepared by DW Smith Associates, LLC, dated November 7, 2014 and last revised November 27, 2014.

THOMAS J. MURPHY, PLS LIC. #37207

DW SMITH ASSOCIATES, LLC
149 YELLOWBROOK ROAD, SUITE 101
FARMINGDALE, NEW JERSEY 07727

BY: ASC
TYPED BY: ASC
CHECKED BY: TM

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DEED DESCRIPTION

TAX MAP

LOT 5, BLOCK 50

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

BEGINNING at the intersection of the southwesterly line of Warren Grove Road (County Route 539), and the corporate line between the Township of Stafford and the Township of Barnegat. Said beginning point also described as at a concrete monument in the westerly right-of-way line of Warren Grove - Whiting Road (50 foot Right-of-Way) also known as County Route 539, said point being distant 2,975 feet more or less, northerly along said line from it's intersection with the westerly right-of-way line of Warren Grove Road (variable width), as shown and delineated on a certain map entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey", prepared by Thomas J. Murphy, License No. 37207, for the firm of DW Smith Associates, LLC, and from said beginning point running; thence

1) North 72° 34' 05" West, along the northerly property line of Lots 4 & 1, Block 1, Stafford Township, a distance of 1,496.72 feet to a point at the southeast corner of Lot 6, Block 50, Barnegat Township; thence

2) Along the easterly property line of said Lot 6, Block 50, North 00° 49' 01" West, a distance of 299.39 feet to a point; thence

3) Continuing along said easterly property line of Lot 6, Block 50, North 05° 55' 24" East, a distance of 433.76 feet to a point; thence

4) Along the northerly property line of said Lot 6, Block 50, North 45° 53' 36" West, a distance of 591.10 feet to a point; thence

5) Continuing along the northerly property line of Lot 6, Block 50, North 29° 10' 36" West, a distance of 331.64 feet to a point at the southeast corner of Lot 2, Block 50; thence

6) Along the easterly property line of said Lot 2, Block 50, North 30° 19' 03" East, a distance of 1,376.16 feet to a concrete monument at the northeast corner of said Lot 2, Block 50, and the southerly property line of Lot 4, Block 50; thence

7) Along the southerly property line of said Lot 4, Block 50, South 31° 27' 16" East, a distance of 521.48 feet to a point at the southeast corner of said Lot 4, Block 50; thence

8) Along the easterly property line of said Lot 4, Block 50, North 45° 17' 23" East, a distance of 772.25 feet to a point in the westerly right-of-way line of said Warren Grove – Whiting Road; thence

DEED DESCRIPTION

TAX MAP

LOT 5, BLOCK 50

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

11) Continuing along said westerly right-of-way line of Warren Grove – Whiting Road, South 05°38'05" West, a distance of 1,602.48 feet to the Point and Place of the Beginning.

CONTAINS: 100.819 acres and being subject to easements and restrictions of record.

Excepting from the above-described tract a 50.00 foot wide roadway easement dedicated to the County of Ocean for future road widening purposes described as follows:

Beginning at the beginning corner of the above-described tract of 100.819 acres running; thence

1) Along the southerly property line of Lots 5, Block 50, North 72° 34' 05" West, a distance of 51.08 feet to an iron pin set in the proposed westerly line of the roadway easement; thence

2) North 05°38'05" East, parallel and distant 75.00 feet at right angles to the centerline of Warren Grove – Whiting Road, a distance of 1,592.04 feet to an iron pin set at the point of curvature; thence

3) Along the same, northwesterly along a curve bearing to the left, with a radius of 1,075.55 feet, having an arc distance of 625.09 feet to a point of tangency and an iron pin set; thence

4) Continuing along the same, North 27°39'53" West, a distance of 1,044.55 feet to an iron pin set on the northerly property line of said Lot 5, Block 50; thence

5) Along said northerly property line of Lot 5, Block 50, North 45°17'23" East, a distance of 52.30 feet to said westerly right-of-way line of Warren Grove – Whiting Road; thence

6) Along the same, South 27°39'53" East, a distance of 1,059.88 feet to a point of curvature; thence

7) Southerly continuing along said right-of-way, on a curve bearing to the right with a radius of 1125.55 feet, having an arc length of 654.15 feet to a point of tangency; thence

DEED DESCRIPTION

TAX MAP

LOT 5, BLOCK 50

TOWNSHIP OF BARNEGAT

OCEAN COUNTY, NEW JERSEY

The above description is in accordance with a plan entitled "Boundary Survey, Lots 5 & 9, Block 50, Lot 10, Block 51, Tax Map Sheet 8, Barnegat Township, Lot 6, Block 2, Tax Map Sheet 1, Stafford Township, Ocean County, New Jersey," prepared by DW Smith Associates, LLC, dated November 7, 2014 and last revised November 27, 2014.

THOMAS J. MURPHY, PLS LIC. #24GS03720700

DW SMITH ASSOCIATES, LLC
149 YELLOWBROOK ROAD, SUITE 101
FARMINGDALE, NEW JERSEY 07727

BY: ASC
TYPED BY: [illegible]
CHECKED BY: ASC

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY OCEAN } SS. County Municipal Code 1501 & 1531

FOR RECORDER'S USE ONLY
Consideration $ 1,250,000
RTF paid by seller $ Exempt
Date 12/30/14 By JSS

MUNICIPALITY OF PROPERTY LOCATION Barnegat & Stafford Twps.

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE *(Instructions #3 and #4 on reverse side)*

Deponent, Kevin Scarborough (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Corporate Officer (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated Dec. 24, 2014 transferring real property identified as Block number 50; 51 (Barnegat); 2 Stafford Lot number 5&9; 10 (Barnegat); 6 (Stafford) located at Rte. 559 & Yellow Dam Rd., Barnegat & Stafford Twp. (Vacant Land) (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 1,250,000.00 *(Instructions #1 and #5 on reverse side)* ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:** *(Instructions #5A and #7 on reverse side)*

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

$_____ ÷ _____% = $_____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE *(Instruction #8 on reverse side)*
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(5) PARTIAL EXEMPTION FROM FEE *(Instruction #9 on reverse side)*
NOTE: All boxes below apply to grantor(s) *only*. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over.* *(Instruction #9 on reverse side for A or B)*
B. **BLIND PERSON** Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet **all of the following** criteria:
☐ Owned and occupied by grantor(s) at time of sale ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(Instruction #9 on reverse side)*
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION *(Instructions #2, #10, #12 on reverse side)*
☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12, #14 on reverse side)*
☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 23 day of Dec 20 14

Signature of Deponent

County of Ocean, Public Corp.
Grantor No.

RTF-1EE (Rev. 12/09)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY OCEAN } SS. County Municipal Code 1501, 1531

MUNICIPALITY OF PROPERTY LOCATION Barnegat + Stafford

FOR RECORDER'S USE ONLY
Consideration $ 1,250,000
RTF paid by buyer $ exempt
Date 12/30/14 By JAI

(1) PARTY OR LEGAL REPRESENTATIVE *(See Instructions #3 and #4 on reverse side)* X X X – X X – X 9 5 4
Last three digits in grantee's Social Security Number

Deponent, LAURA M. BENSON, ESQ. (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the LEGAL REPRESENTATIVE (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated DEC. 23, 2014 transferring real property identified as Block number 50;51 Barnegat Twp & 2 Stafford Twp. Lot number 5,9; 10 Barnegat & 2 Stafford Twp. located at Rte 539 & Yellow Dam Rd., Barnegat & Rte. 539 Stafford Twp. - Vacant Land (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 1,250,000.00 *(See Instructions #1, #5, and #11 on reverse side)*

Entire consideration is in excess of $1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- ☐ Class 2 - Residential
- ☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- ☐ Class 4A - Commercial properties (if checked, calculation in (E) required below)
- ☐ Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

☒ Property class. **Circle applicable class or classes:** (1) 3B 4B 4C 15

Property classes: 1-Vacant Land;3B- Farm property (Qualified);4B- Industrial properties;4C- Apartments;15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)

- ☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- ☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☒ Property class. **Circle applicable class or classes:** 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

Property Class _____ $_____ ÷ _____% = $_____

Property Class _____ $_____ ÷ _____% = $_____

Property Class _____ $_____ ÷ _____% = $_____

Property Class _____ $_____ ÷ _____% = $_____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Value

$_____ ÷ _____% = $_____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE *(See Instruction #8 on reverse side)*

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(4) Deponent makes **Affidavit of Consideration for Use by Buyer** to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 23 day of December, 20 14

Signature of Deponent

County of Ocean, A Public Corp.
Grantee Name

GIT/REP-3
(5-12)

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)
Railroad Road, LLC

Current Resident Address:
Street: 112 Haddontowne Court, Ste. 101

City, Town, Post Office	State	Zip Code
Cherry Hill	NJ	08034

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
50; 51 (Barnegat) 2 (Stafford)	5 & 9; 10; 6 (Stafford)	

Street Address:
Rte 539 & Yellow Dam Rd.

City, Town, Post Office	State	Zip Code
Barnegat Township and Stafford Township	NJ	08005

Seller's Percentage of Ownership	Consideration	Closing Date
100%	$1,250,000.00	12/23/2014

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. ☐ The total consideration for the property is $1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).

   ☐ No non-like kind property received.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12/23/2014
Date

KEVIN SHARBROUGH
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Subject to any and all Declaration of Covenants, Conditions and Restrictions and any other Agreements, declarations of covenants, easements and restrictions of record and such state of facts as an accurate survey may disclose.

Promises by Grantor.

The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to entered against the Grantor).

Signatures.

This Deed is signed and attested to by the Grantor's property Members as of the date at the top of the first page.

WITNESS:

Railroad Road, LLC, a New Jersey Limited Liability Company

Kevin D. Scarborough, Managing Member

STATE OF NEW JERSEY :

: **ss.**

COUNTY OF :

I CERTIFY that on December 13, 2014,

Kevin D. Scarborough personally came before me and this person acknowledged under oath to my satisfaction, that:

1. This person is the Member/Manager of **RAILROAD ROAD, LLC, a New Jersey Limited Liability Company**, the limited liability company named in this Deed;
2. This Deed was signed and delivered by the limited liability company as its voluntary act made by virtue of a resolution by its members; and
3. The full and actual consideration paid or to be paid for the transfer of title is $10.00. Such consideration is defined in N.J.S.A. 46:15-5.

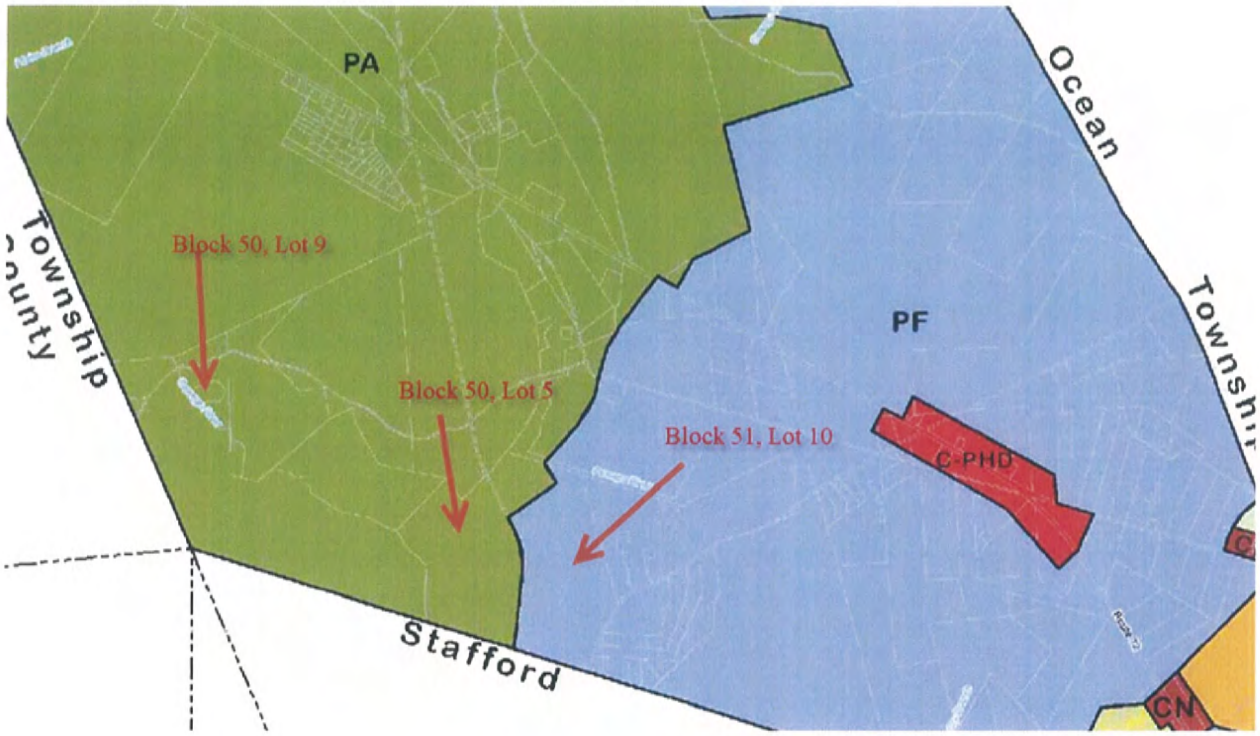
Signed and sworn before me on December 13, 2014.

Attorney At Law, State of New Jersey

Doc #1536448-v1

Rob
Laura Benson
212 Hooper Ave.
PO Box 757
Toms River NJ 08754

II. ZONING AND REGULATORY REQUIREMENTS



Barnegat Township Zoning Map

APPENDIX B SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
West of the Parkway - TOWNSHIP OF BARNEGAT - Chapter 55
[Amended 8-14-97 by Ord. No. 1997-16]

	Minimum Lot Requirements			*Principal Buildings*			*Accessory Buildings*			*Maximum Percentage of Lot Coverage*	*Maximum Building Height*	
					One Side	*Both Sides*						
Zone	*Area (sq. ft.)*	*Lot Width (feet)*	*Lot Depth (feet)*	*Front Yard (feet)*	*Yard (feet)*	*Yards (feet)*	*Rear Yard (feet)*	*Side Yard (feet)*	*Rear Yard (feet)*	*By Bldg.*	*(stories)*	*(feet)*
PA	139,392	200	200	75	50	100	75	10	5	10	2.5	35
PI	87,120	200	175	50	20	40	20	10	10	20	2.5	35
PF	17 Acres[4]	200	175	75	50	100	75	10	10	20	2.5	35
RL	43,560	175	175	30	20	30	50	5	10	10	2.5	35
RM	20,000	100	150	30	10	30	35	5	10	20	2.5	35
RH	10,000	75	120	30	10	20	30	5	5	30	2.5	35
PV	43,560	200	175	50	25	50	50	10	10	20	2.5	35
C-PHD	30,000	125	150	50	10	20	10	5	10	50	2.5	35
CN	13,000	100	100	50	10	25	20	5	5	50	2.5	35
RL/AC	43,560	150	175	50	20	50	50	5	10	20	2.5	35
MH						See Article II, Section 55-53						

Notes:

1. The minimum gross floor area for all detached single-family dwellings shall be as follows: One (1) bedroom unit, nine hundred (900) square feet; two (2) bedroom unit, one thousand fifty (1,050) square feet; three (3) bedroom unit, one thousand three hundred (1,300) square feet. Each additional bedroom, one hundred (100) square feet.
2. Adult community housing shall be permitted subject to the provisions of this chapter.
3. Reserved.
4. Clustering on one (1) acre lots in accordance with §55-42E is required in the PF Zone whenever two (2) or more units are proposed. **[Added 9-6-11 by Ord. No. 2011-14]**

APPENDIX B SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
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Barnegat PA Zoning

55-41. PA - PRESERVATION AREA ZONE.

[Amended 43-89 by Ord. No. 1989-8; 6-5-89 by Ord. No. 198914; 8-20-90 by Ord. No. 1990-26; 4-1-91 by Ord. No. 1991-8; 4-5-93 by Ord. No. 1993-8; 12-16-96 by Ord. No. 1996-60 §§ 2-10]

The following regulations apply in the PA Zone:

A. Permitted Uses.

(1) Detached single-family dwellings on three and two tenths (3.2) acre lots or one (1.0) acre lots, in accordance with § 55-64.

(2) Raising and keeping of farm animals for domestic use on a lot having not less than one (1) acre. Additional farm animals shall not exceed one (1) per every one (1) additional acre. There shall be no storage of manure within one hundred (100) feet of any adjoining property line.

(3) Berry agriculture and horticulture of native plants and other agricultural activities compatible with the existing soil and water conditions that support traditional Pinelands berry agriculture.

(4) Forestry activities, subject to the provisions of § 55292 of this chapter.

(5) Fish and wildlife management and wetlands management. [Amended 9-6-11 by Ord. No. 2011-14]

(6) Beekeeping.

(7) Pinelands development credits.

B. Accessory and Temporary Uses.

(1) Building and other structures customarily accessory to permitted residential and agricultural uses, including detached private garages, barns, shed, greenhouses, and the like.

(2) Private residential tennis courts and swimming pools, provided that such pools are enclosed by safety fences of not less than four (4) feet in height.

(3) Off-street parking and loading space as provided for in §§ 55-173 to 55-175.

(4) Temporary on-site construction trailers for which permits may be

issued for periods up to one (1) year, subject to renewal.

(5) Signs as follows, provided that no sign shall be permitted which does not conform to the provisions of § 55-299D.

(a) Official public safety and information signs displaying road names, numbers and safety directions;

(b) On-site signs advertising the sale or rental of the premises, provided that:

[1] The area on one (1) side of any such sign shall not exceed six (6) square feet.

(6) Agricultural commercial establishments for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one (1) establishment per farm. Such stands shall be set back a minimum of sixty (60) feet from the street line.

C. Conditional Uses. The following uses shall be permitted in the PA Zone subject to issuance of a conditional use permit in conformance with the provisions of this chapter:

(1) Public utility uses, such as water towers, electric substations, radio towers and transmission lines which must be provided above ground, provided that the applicant can demonstrate that there is no feasible alternative and that the use serves only the needs of the Preservation Area.

Centralized waste water treatment and collection facilities shall be permitted to service the Preservation Area District only in accordance with N.J.A.C. 7:50-6.84(a)2.

(2) [Deleted 3-20-95 by Ord. No. 1995-15 § 2; 8-5-96 by Ord. No. 1996-27 § 2]

(3) Expansion of intensive recreational uses, provided that:

(a) The intensive recreational use was in existence on February 7, 1979 and the capacity of the use will not exceed two (2) times the capacity of the use on February 7, 1979;

(b) The use is necessary to achieve recreational use of a particular element of the existing Pinelands environment; and

(c) The use is environmentally and aesthetically compatible with the character of the Preservation Area District and the characteristics of the particular basin in which the use is to be located, taking into consideration the proportion of cleared and developed land, ambient water quality, ecologically sensitive areas and unique resources, and

will not unduly burden public services.

(4) Low intensity recreational uses, including but not limited to camping provided that:

(a) The parcel proposed for low intensity recreational use has an area of at least fifty (50) acres.

(b) The recreational use does not involve the use of motorized vehicles except for necessary transportation.

(c) Access to bodies of water is limited to no more than fifteen (15) linear feet of frontage per one thousand (1,000) feet of water body frontage.

(d) The parcel will contain not more than one (1) campsite per two (2) acres, provided that the campsites shall not be clustered at a net density exceeding six (6) campsites per acre.

(e) Clearing of vegetation, including ground cover and soil disturbance, does not exceed five percent (5%) of the parcel.

(f) No more than one percent (1%) of the parcel will be covered by impervious surfaces. [Amended 9-6-11 by Ord. No. 2011-14]

(5) Continuation of resource extraction operations in accordance with the standards of N.J.A.C. 7:506.63. [Amended 7-16-01 by Ord. No. 2001-29]

D. Lot and Building Requirements.

(1) Minimum lot size:

(a) For lots with detached single family dwellings which meet the requirements of this section: three and two-tenths (3.2) acres.

(b) For other uses: five (5) acres, or as necessary to meet the standards of the Pinelands Comprehensive Management Plan as contained in this chapter.

(c) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use within the PA zone shall be less than that needed to meet the water quality standards of § 55-291.B(4), whether or not the lot may be served by a centralized sewer treatment or collection system.

(2) Minimum lot width: two hundred (200) feet.

(3) Minimum yard requirements:

(a) Front yard: two hundred (200) feet, except that if compliance with this minimum is constrained by physical or environmental considerations, involves a farm operation, or development within one thousand (1,000) feet has front yards less than two hundred (200) feet, a setback of not less than seventy-five (75) feet may be permitted.

(b) Side yard: fifty (50) feet for principal buildings; ten (10) feet for accessory buildings.

(c) Rear yard: seventy-five (75) feet for principal buildings; ten (10) feet for accessory buildings.

(4) Maximum lot coverage: twenty percent (20%).

(5) Maximum building height: two and five-tenths (2.5) stories on thirty-five (35) feet.

E. Allocation of Pinelands Development Credits.

(1) Except for land which was owned by a public agency on January 14, 1981, land which is thereafter purchased by the State for conservation purposes, land which is subject to an easement limiting the use of land to nonresidential uses, or land otherwise excluded from entitlement in paragraph E(2) below, every parcel of land in the Preservation Area District shall have a use right known as "Pinelands development credits" that can be used to secure a density bonus for lands located in a Regional Growth Area.

Pinelands development credits may also be allocated to certain properties in the Township by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.

(2) Pinelands development credits are hereby established in the Preservation Area District at the following ratios:

(a) Uplands which are undistributed but currently or previously approved for resource extraction pursuant to this chapter: two (2) Pinelands development credits per thirty-nine (39) acres;

(b) Uplands which are mined as a result of a resource extraction permit approved pursuant to this Chapter: zero (0) Pinelands development credits per thirty-nine (39) acres;

(c) Other uplands: one (1) Pinelands development credits per thirty-nine (39) acres; and

(d) Wetlands: two-tenths (0.2) Pinelands development credits per thirty-nine (39) acres.

55-42. PF - PRESERVED FOREST PINELANDS.

[Amended 4-3-89 by Ord. No. 1989-8; 6-5-89 by Ord. No. 1989-14; 6-19-89 by Ord. No. 1989-19; 8-20-90 by Ord. No. 1990-26; 4-5-93 by Ord. No. 1993-8; 9-7-93 by Ord. No. 1993-33 § 8; 12-16-96 by Ord. No. 1996-60 § § 11-16; 6-2-97 by Ord. No. 1997-14 § 2; 8-4-97 by Ord. No. 1997-16 § 2]

A. Permitted Uses.

(1) Detached single-family dwellings on three and two-tenths (3.2) acre lots or one (1.0) acre lots, in accordance with § 55-64.

(2) [Amended 9-6-11 by Ord. No. 2011-14] Detached single-family dwellings on lots of at least one (1.0) acre in size existing as of January 14, 1981, provided that:

(a) The owner of the lot to be developed acquires sufficient vacant contiguous or noncontiguous land which, when combined with the acreage of the lot proposed for development, equals at least seventeen (17) acres;

(b) All lands acquired pursuant to paragraph (a) above, which may or may not be developable, are located in the PF Zone;

(c) All noncontiguous lands acquired pursuant to paragraph (a) above shall be permanently protected through recordation of a deed of restriction. Such deed of restriction shall permit the parcel to be managed for low- intensity recreation, ecological management and forestry, provided that no more than five percent (5%) of the land may be cleared, no more than one percent (1%) of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Chapter 55. Such restriction shall be in favor of the parcel to be developed and the Township or another public agency or nonprofit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission. The deed restriction shall be in a form to be approved by the Township Solicitor and the Pinelands Commission;

(d) Tax assessments for the acquired noncontiguous lands shall be combined and assigned to the land to be developed; and

(e) The lot proposed for development otherwise meets the minimum standards of Article XIX of this chapter.

(3) Detached single-family dwellings on minimum seventeen (17) acre lots, provided that clustering of the permitted dwellings shall be

required in accordance with §55-42E whenever two (2) or more units are proposed as part of a residential development. [Amended 9-6-11 by Ord. No. 2011-14]

(4) Crop and tree farming and horticulture of native Pinelands plants; nurseries.

(5) Raising and keeping of a farm animal for domestic use on a lot having not less than one (1) acre.

Additional farm animals shall not exceed one (1) per every one (1) additional acre. There shall be no storage of manure within one hundred (100) feet of any adjoining property line.

(6) Commercial farms for the raising, building and keeping of livestock and poultry for gain on a lot having not less than five (5) acres, provided further that no building housing such animals and no storage of manure shall be permitted within two hundred (200) feet of any adjoining lot line.

(7) Farming operations, as defined in this chapter, except the keeping or raising of swine shall not be allowed except as part of a general farming operation, and the number of swine be allowed on any farm. No building or enclosure for swine shall be closer than two hundred (200) feet to any property line. No building for the shelter of fowl or other farm livestock shall be closer than fifty (50) feet to any property line or street line, except that where a property line forms the boundary of a residential zone, the setback shall be increased to one hundred (100) feet.

(8) Forestry activities, subject to the provisions of § 55292.

(9) Riding stables.

B. Accessory and Temporary Uses.

(1) Buildings and other structures customarily accessory to permitted residential and agricultural uses, including detached private garages, barns, sheds, and the like. Storage sheds, provided that they do not exceed a total area of one hundred eighty (180) square feet.

(2) Private residential tennis courts and swimming pools, provided that such pools are enclosed by safety fences of not less than four (4) feet in height.

(3) Off-street parking and loading space as provided for in §§ 55-173 to 55-175.

(4) Temporary on-site construction trailers for which permits may

be issued for periods up to one (1) year, subject to renewal.

(5) Signs as provided for in §§ 55-182 and 55-299D.

(6) Display dwellings used for sales purposes in residential subdivision or projects, provided that such uses shall be terminated when the last lot is sold or unit occupied.

(7) Agricultural commercial establishments for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one (1) establishment per farm. Such stands shall be set back a minimum of sixty (60) feet from the street line and shall be a maximum of five thousand (5,000) square feet in size.

C. Conditional Uses. The following uses shall be permitted in the PF Zone subject to issuance of a conditional use permit in conformance with the provisions of this chapter:

(1) Kennel on lots of at least five (5) acres in area, and subject to other provisions of § 55-170.

(2) Public service infrastructure intended to primarily serve the needs of the Pinelands. Centralized waste water treatment and collection facilities shall be permitted to service the Forest Area District only in accordance with N.J.A.C. 7:50-6.84(a)2.

(3) [Deleted 3-20-95 by Ord. No. 1995-15 § 2; 8-5-96 by Ord. No.1996-27 § 2]

(4) [Deleted 3-20-95 by Ord. No. 1995-15 § 2; 8-5-96 by Ord. No. 1996-27 § 2]

(5) Pinelands resource-related industrial or manufacturing uses, excluding resource extraction and uses that rely on sand or gravel as raw products, provided that: [Amended 7-16-01 by Ord. No. 2001-29]

(a) The parcel proposed for development has an area of at least five (5) acres;

(b) The principal raw material for the proposed use is found or produced in the Pinelands; and

(c) The use does not require or will not generate subsidiary or satellite development in the PF Zone.

(6) Agricultural commercial establishments excluding supermarkets, restaurants, and convenience stores, but including

garden centers provided that:

(a) The principal goods or products available for sale were produced in the Pinelands; and

(b) The sales area of the establishment does not exceed five thousand (5,000) square feet.

(7) Roadside retail sales and service establishments, provided that:

(a) The parcel proposed for development has roadway frontage of at least fifty (50) feet;

(b) No portion of any structure proposed for development will be more than three hundred (300) feet, measured along a line parallel to the roadway, from the closest part of a roadside retail sales and service establishment structure that was in existence on February 7, 1979; and

(c) The proposed use will not unduly burden public services, including but not limited to water, sewer, and roads.

(8) Institutional uses, limited to municipal offices, fire and rescue stations, public schools and colleges, day nurseries, libraries and museums, hospitals, medical clinics, convalescent homes, places of worship including parish and educational buildings and cemeteries providing that:

(a) The use does not require or will not generate subsidiary or satellite development in the PF Zone.

(b) The applicant has demonstrated that adequate public service infrastructures will be available to serve the use; and

(c) The use is primarily designed to serve the needs of the PF Zone in which the use is to be located.

(9) Low intensity recreational uses, including but not limited to camping provided that:

(a) The parcel proposed for low intensity recreational use has an area of at least fifty (50) acres.

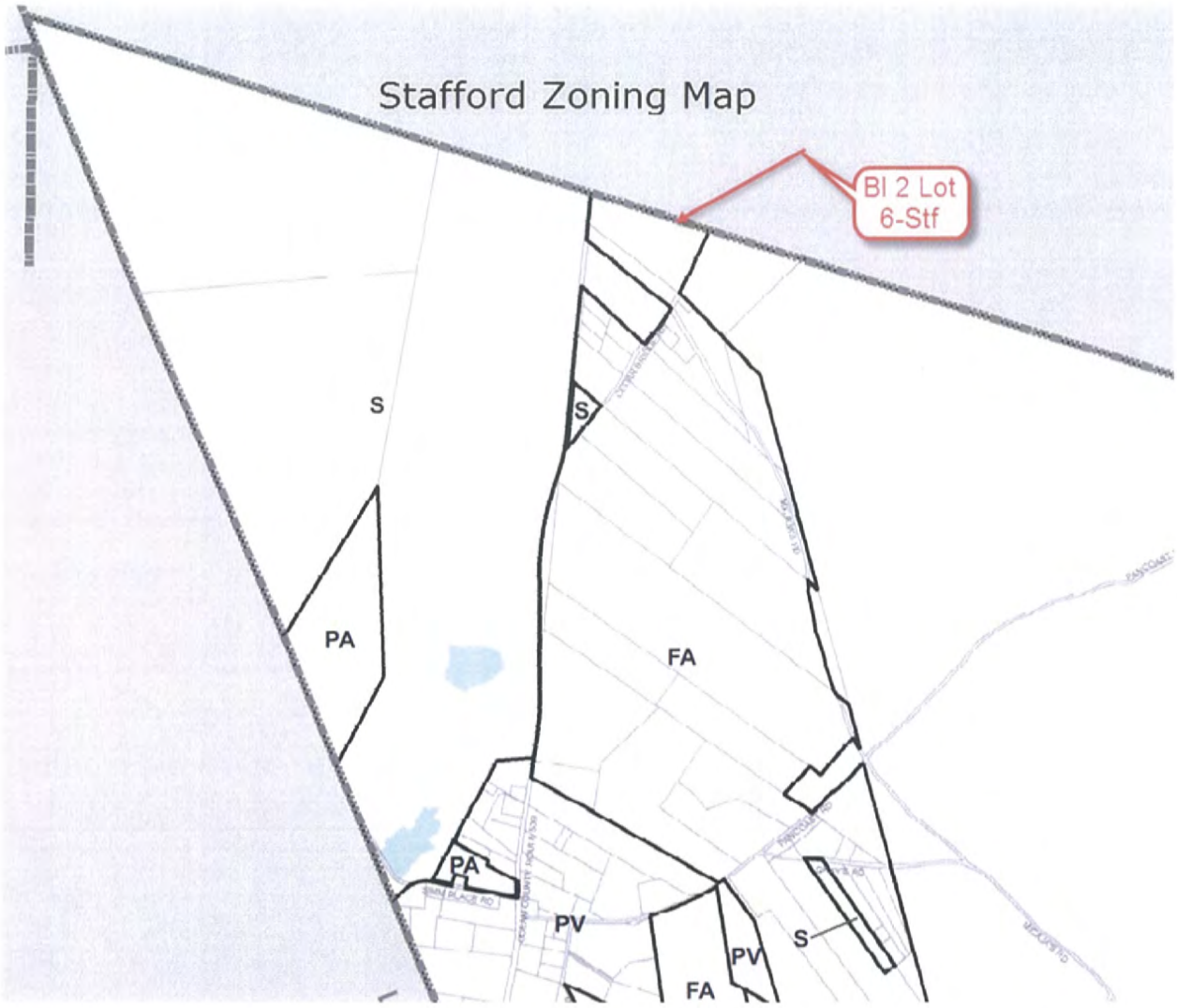
(b) The recreational use does not involve the use of motorized vehicles except for necessary transportation.

(c) Access to bodies of water is limited to no more than fifteen (15) linear feet of frontage per one thousand (1,000) feet of water body frontage.

(d) The parcel will contain not more than six (6) campsites per acre, provided that the campsites shall not be clustered at a net density exceeding ten (10) campsites per acre.

(e) Clearing of vegetation, including ground cover and soil disturbance, does not exceed five percent (5%) of the parcel.

(f) No more than one percent (1%) of the parcel will be covered by impervious surfaces. [Amended 9-6-11 by Ord. No. 2011-14]


Stafford Zoning Map
Bl 2 Lot
6-Stf
S
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FA
PA
PV
PV
FA
S

Chapter 211. ZONING

Article I. General Provisions

§ 211-10. Forest Area Zone (FA).

In the Forest Area Zone (FA), the following are permitted uses:

A. Residential dwellings on lots of 3.2 acres, in accordance with § **211-9C(2)**, or on lots of one acre in accordance with § **211-9C(4)**.

[Amended 8-16-1988 by Ord. No. 88-65; 11-24-1992 by Ord. No. 92-77]

B. Single-family residential dwelling units in accordance with the following, provided that clustering of the permitted dwellings shall be required in accordance with § **211-10S** below whenever two or more units are proposed as part of a residential development:

[Amended 12-6-2011 by Ord. No. 2011-36]

(1) The minimum lot area shall be 17.0 acres.
(2) The minimum lot width shall be 200 feet.
(3) The minimum front yard setback shall be 200 feet.
(4) The minimum rear yard setback shall be 50 feet.
(5) The minimum side yard setback shall be 25 feet.
(6) The minimum accessory use setback shall be 25 feet.

C. Agriculture.

D. Agricultural employee housing as an element of and accessory to an active agricultural operation.

E. Forestry.

F. Low-intensity recreational uses, provided that:

(1) The parcel proposed for low-intensity recreational use has an area of at least 50 acres.
(2) The recreational use does not involve the use of motorized vehicles except for necessary transportation.
(3) Access to bodies of water is limited to no more than 15 linear feet of frontage per 1,000 feet of water body frontage.
(4) Clearing of vegetation, including ground cover and soil disturbance, does not exceed 5% of the parcel.
(5) No more than 1% of the parcel will be covered by impervious surfaces.

[Amended 12-6-2011 by Ord. No. 2011-36]

G. Institutional uses, including cemeteries, provided that:

(1) The use does not require or will not generate subsidiary or satellite development in the Forest Area.
(2) The applicant has demonstrated that adequate public service infrastructure will be available to serve the use.
(3) The use is primarily designed to serve the needs of the Forest Area in which the use is to be located.

H. Pinelands resources-related industrial or manufacturing uses, excluding resource extraction and uses that rely on sand or gravel as raw products, provided that:

[Amended 3-4-1997 by Ord. No. 97-17]

(1) The parcel proposed for development has an area of at least five acres.

(2) The principal raw materials for the proposed use are found or produced in the Pinelands.
(3) The use does not require or will not generate subsidiary or satellite development in the Forest Area.

I. Campgrounds, not to exceed one campsite per gross acre, provided that the campsites may be clustered at a net density not to exceed 10 campsites per acre.

[Amended 3-4-1997 by Ord. No. 97-17]

J. Agricultural commercial establishments, excluding supermarkets, restaurants and convenience stores, provided that:

[Amended 8-16-1988 by Ord. No. 88-65]

(1) The principal goods or products available for sale were produced in Pinelands.
(2) The sales area of the establishment does not exceed 5,000 square feet.

K. Roadside retail sales and service establishments, provided that:

(1) The parcel proposed for development has roadway frontage of at least 50 feet.
(2) No portion of any structure proposed for development will be more than 300 feet, measured along a line parallel to the roadway, from the closest part of a roadside retail sales and service establishment structure that was in existence on February 7, 1979.
(3) The proposed use will not unduly burden public services, including but not limited to water, sewer and roads.

L. Fish and wildlife management and wetlands management.

[Amended 12-6-2011 by Ord. No. 2011-36]

M. Detached single-family dwellings on lots of at least one acre in size existing as of January 14, 1981, provided that:

[Amended 11-24-1992 by Ord. No. 92-77; 12-6-2011 by Ord. No. 2011-36]

(1) The owner of the lot to be developed acquires sufficient vacant contiguous or noncontiguous land which, when combined with the acreage of the lot proposed for development, equals at least 17 acres.
(2) All lands acquired pursuant to Subsection **M(1)** above, which may or may not be developable, are located in the FA Zone.
(3) All noncontiguous lands acquired pursuant to Subsection **M(1)** above shall be permanently protected through recordation of a deed of restriction. Such deed of restriction shall permit the parcel to be managed for low-intensity recreation, ecological management and forestry, provided that no more than 5% of the land may be cleared, no more than 1% of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Chapter **211**. Such restriction shall be in favor of the parcel to be developed and the Township or another public agency or nonprofit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission. The deed restriction shall be in a form to be approved by the Township Solicitor and the Pinelands Commission.
(4) The tax assessments for the acquired noncontiguous lands shall be combined and assigned to the land to be developed.
(5) The lot proposed for development otherwise meets the minimum standards of § **211-9** of this chapter.

N. Notwithstanding any other provision of this chapter, the owner of a parcel of land of an acre or more in the Forest Area District shall be exempt from the density limitations of this chapter, provided that:

[Amended 3-4-1997 by Ord. No. 97-17]

(1) The dwelling unit will be the principal residence of the property owner or a member of the immediate family of the property owner.

(2) The parcel has been in the continuous ownership since February 7, 1979, of the person whose principal residence the dwelling unit will be, a member of that person's immediate family or a partnership or corporation in which members of that person's immediate family collectively own more than a majority interest in such partnership or corporation.

(3) The parcel was not in common ownership with any contiguous land on or after February 8, 1979, that contains substantial improvements.

(4) The parcel includes all vacant contiguous lands in common ownership on or after February 8, 1979.

O. Signs.

P. Accessory uses.

Q. Minimum lot areas for nonresidential structure shall be determined by application of the standards contained in § **211-9G(8)(b)[4]**, whether or not the lot is to be served by a centralized sewer treatment or collection system. No nonresidential structure shall be located on a parcel of less than one acre in size. *Editor's Note: Former Subsection R, which listed single-family in cluster developments and immediately followed this subsection, added 1-16-1990 by Ord. No. 90-06, as amended, was repealed 8-5-1997 by Ord. No. 97-59.*

[Added 10-18-1988 by Ord. No. 88-78; amended 3-4-1997 by Ord. No. 97-17]

R. Single-family detached dwellings which are not clustered in accordance with § **211-10S** below may be permitted as a conditional use, provided that:

[Added 12-6-2011 by Ord. No. 2011-36]

(1) The Planning Board finds that:

(a) Clustering of the proposed dwellings would be inconsistent with the minimum environmental standards set forth at N.J.A.C. 7:50-6; or

(b) Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than nonclustered development.

(2) Minimum lot size requirement: 17 acres.

S. Clustered single-family dwelling units in accordance with the following requirements:

[Added 12-6-2011 by Ord. No. 2011-36]

(1) Permitted density: one unit per 17 acres.

(2) The number of residential lots permitted within the cluster shall be calculated on the basis of the size of the parcel of land and the density permitted in Subsection **S(1)** above, with a bonus applied as follows:

(a) For parcels under 50 acres in size: zero bonus units.

(b) For parcels between 50 and 99.99 acres in size: 20% bonus.

(c) For parcels between 100 and 149.99 acres: 25% bonus.

(d) For parcels of 150 acres or more in size: 30% bonus.

(3) The residential cluster shall be located on the parcel such that the development area:

(a) Is located proximate to existing roads;

(b) Is located proximate to existing developed sites on adjacent or nearby parcels;

(c) Is or will be appropriately buffered from adjoining or nearby nonresidential land uses; and

(d) Conforms with the minimum environmental standards of N.J.A.C. 7:50-6.

(4) Development within the residential cluster shall be designed as follows:

(a) Residential lots shall be one acre in size but may be larger if dictated by unusual site conditions. In no case shall the average size of residential lots within a cluster exceed 1.1 acres;

(b) The minimum yard and building requirements specified in § **211-12B** for the Pinelands Village (PV) Zone shall apply;

(c) Individual on-site septic waste water treatment systems which are not intended to reduce the level of nitrate/nitrogen in the waste that comply with the standards of § **211-9G(8)(b)[4]** may serve the lots within the cluster development area. Community on-site wastewater treatment systems serving two or more residential dwelling units which meet the standards of § **211-9G(8)(b)[5]** or **[7]** shall also be permitted;

(d) The residential cluster development area shall include such land and facilities as are necessary to support the development, including wastewater facilities, stormwater management facilities and recreation amenities; and

(e) Permitted recreation amenities may include playgrounds, tot lots, swimming pools, tennis courts and other such recreational facilities, which are solely for use by the residents of the cluster development. Recreational amenities shall not be limited to the foregoing so that the applicant may propose additional facilities. All such facilities shall be accessory to the residential cluster development. No advertising or commercial enterprise shall be permitted. In no case may such amenities occupy more than 1/2 acre of land or the equivalent of one acre of land for every 25 residential lots, whichever is greater.

(5) The balance of the parcel located outside of the residential cluster development shall be owned and managed by a duly constituted homeowners' association, a nonprofit conservation organization, Stafford Township or incorporated as part of one of the lots within the cluster development area.

(a) All such land shall be permanently protected through recordation of a deed of conservation restriction. Such restriction shall be in favor of Stafford Township or another public agency or nonprofit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission; and

(b) The deed of restriction shall permit the parcel to be managed for low-intensity recreation, ecological management and forestry, provided that no more than 5% of the land may be cleared, no more than 1% of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Chapter **211**.

7:50-5.19 Cluster development CMF

Pinelands

(a) Clustering of residential development on parcels located within the Regional Growth Areas is encouraged, provided that the densities established in the certified municipal ordinance are not exceeded and that the development otherwise conforms to the standards of this Plan.

(b) Clustering of residential development on parcels located within more than one Pinelands management area may be permitted, provided that:

1. The parcel in question is contiguous;
2. The portion of the parcel to be developed is located within the management area with the highest assigned residential density;
3. The amount of development proposed does not exceed that which would be permitted separately in each management area as determined by application of the standards contained in this subchapter and in N.J.A.C. 7:50-6.84;
4. The minimum lot area requirements of the management area in which the portion of the parcel to be developed is located are met; and
5. If any portion of the parcel is located within the Regional Growth Area, opportunities for the use of Pinelands Development Credits established pursuant to N.J.A.C. 7:50-5.28(a)3 are not reduced as a result of the cluster development.

(c) Clustering of residential development on parcels located within the Forest Areas and Rural Development Areas shall be required whenever two or more units are proposed as part of a residential development, except in cases where such development:

1. Conflicts with the provisions of a development transfer program established pursuant to N.J.A.C. 7:50-5.30;
2. Is inconsistent with the standards of Subchapter 6 of this Plan; or
3. Disrupts the contiguity of the forest ecosystem to a greater degree than non-clustered development.

(d) The following standards shall apply to the clustering of residential development within the Forest Areas and Rural Development Areas:

1. The number of residential lots permitted within the cluster shall be calculated on the basis of the size of the parcel of land and the permitted density of the zoning district(s) in which the parcel is located, with a bonus applied in accordance with the following chart. If the parcel is located in more than one municipal zoning district, separate residential lot calculations for each zoning district shall be summed to determine the total number of residential lots to be clustered.

FOREST AND RURAL DEVELPOPMENT AREA CLUSTERING BONUS				
Parcel Size	**Permitted Residential Density**			
	3.2-4.99 acres per unit	5.0-9.99 acres per unit	10-24.99 acres per unit	≥25 acres per unit
<50 acres	0	0	0	0
50-99.99 Acres	+10%	+15%	+20%	+25%
100-149.99 acres	+15%	+20%	+25%	+30%
≥150 acres	+20%	+25%	+30%	+40%

2. The residential cluster shall be located on the parcel such that the development area:

i. Is located proximate to existing roads;

ii. Is located proximate to existing development sites on adjacent or nearby parcels;

iii. Is or will be appropriately buffered from adjoining or nearby non-residential land uses; and

iv. Conforms with the minimum standards of N.J.A.C. 7:50-6, with the exception of N.J.A.C. 7:50-6.104.

3. Development within the residential cluster shall be designed as follows:

i. Residential lots should be one acre in size but may be larger if dictated by unusual site conditions. In no case shall the average size of residential lots within a cluster exceed 1.1 acres;

ii. Individual on-site septic waste water treatment systems in accordance with N.J.A.C. 7:50-6.84(a)4 may serve the lots within the cluster development area. However, in the event that existing agricultural uses will continue on the parcel in accordance with (d)5 below, individual on-site septic waste water treatment systems shall comply with the standards of N.J.A.C. 7:50-6.84(a)5 or 10.21 through 10.23. Community on-site waste water treatment systems serving two or more residential units which meet the standards of N.J.A.C. 7:50-6.84(a)5 or 10.21 through 10.23 shall also be permitted;

iii. The residential cluster development area shall include such land and facilities as are necessary to support the development, including wastewater facilities, streets, stormwater management facilities, solar energy facilities and recreation amenities; and

iv. Permitted recreation amenities shall be specified in the municipal ordinance but in no case may they occupy more than one-half acre of land or the equivalent of one acre of land for every 25 residential lots, whichever is greater.

4. Except as otherwise provided in (d)5 below, the balance of the parcel located outside of the residential cluster development shall be owned and managed by a duly constituted homeowner's association, a non profit conservation organization, the municipality or incorporated as part of one of the lots within the cluster development area.

i. All such land shall be permanently protected through recordation of a deed of conservation restriction. Such restriction shall be in favor of the residents of the cluster development and, if provided by municipal ordinance, the municipality or another public agency or non profit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission; and

ii. Such deed of conservation restriction shall permit the land to be managed for low intensity recreation, ecological management and forestry, provided that no more than five percent of the land may be cleared, no more than one percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the

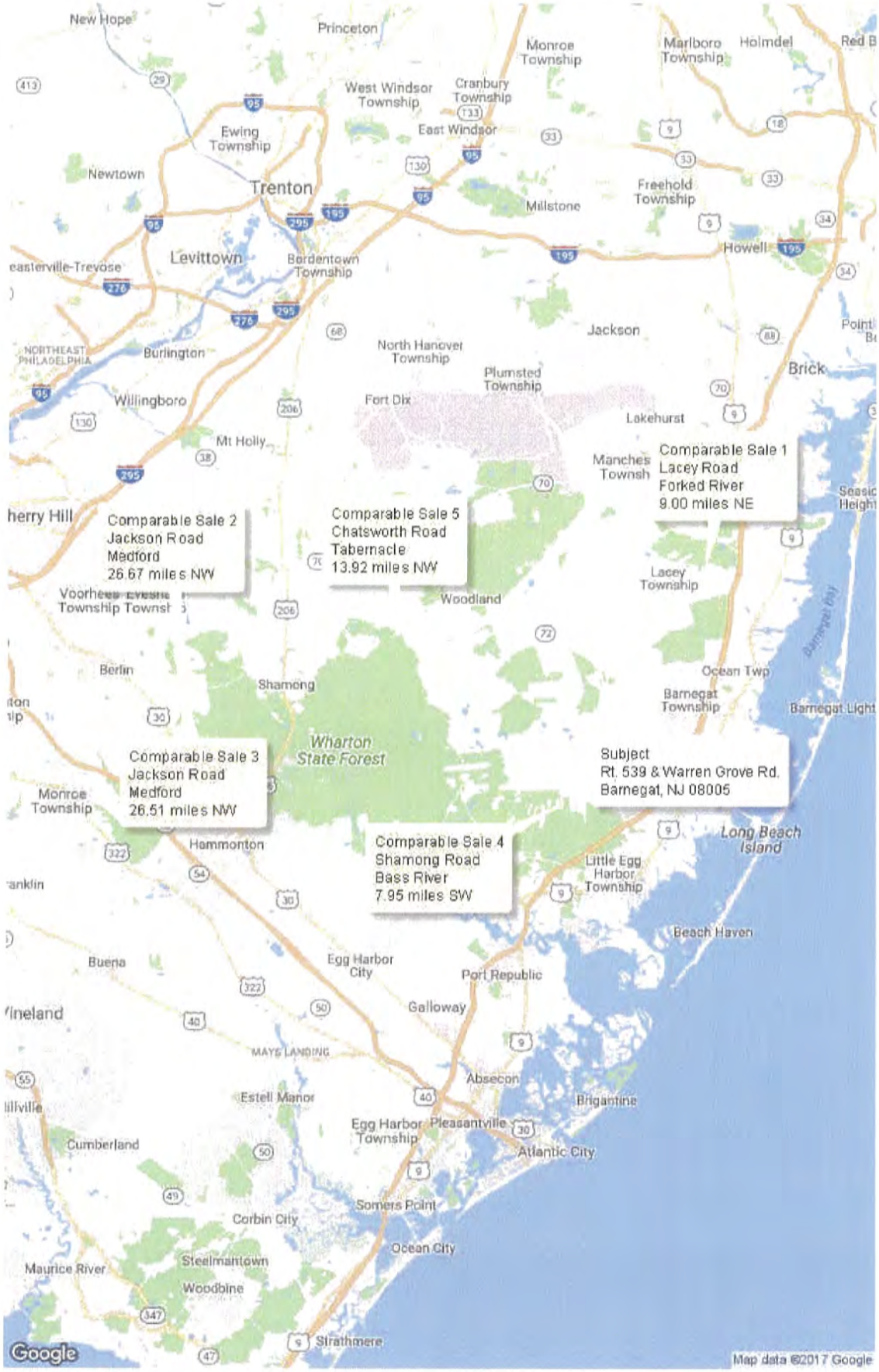
requirements of this Plan, including any municipal ordinance certified pursuant thereto.

5. Where agricultural use exists on a parcel proposed for cluster development, the following standards shall apply:
   i. For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, and the expansion of the area of agricultural use by up to 50 percent;
   ii. For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence on the parcel for a period of at least five years prior to submission of an application for cluster development pursuant to N.J.A.C. 7:50-4;
   iii. For those agricultural uses established after April 6, 2009 which do not meet the standards of (d)5ii above, the deed of restriction shall permit the land to be managed only in accordance with (d)4 above and shall not provide for continuation of any agricultural use on the parcel;
   iv. In lieu of the provisions of (d)4 above, the deed of restriction to be recorded pursuant to (d)5i or ii above may be in favor of a county or the State Agriculture Development Committee. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission;
   v. The deed of restriction to be recorded pursuant to (d)5i or ii above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists on the parcel or three percent, whichever is greater, unless Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, the Resource Management System Plan must be approved by the Pinelands Commission and, if the deed of restriction is in favor of the county or the State Agriculture Development Committee, by such agency; and
   vi. For parcels which meet the standards of (d)i or ii above, a provision is recorded in the deed for each residential lot within the cluster development area which acknowledges agricultural use of the protected land outside the cluster development area and recognizes the legal protections afforded to that use through the deed of restriction and any applicable statutes.

IV. LAND SALES

LOCATION MAP - PA

Borrower:		File No.: **17-113.01**
Property Address: **Rt. 539 & Warren Grove Rd.**		Case No.:
City: **Barnegat**	State: **NJ**	Zip: **08005**
Lender:		



Property Data

Comp ID	1887

Location

Address	Lacey Road
City, County, State, Zip	Lacey, Ocean , NJ ,
Property Use	Land
Transaction Type	Sale

Legal

Deed BookPage	14912/538
Block/Lot	2500/5
Legal Description	Lot 5, Block 2500, Township Lacey,

Sale Data

Sale Date	06-10-2011
Date Recorded	06-16-2011
Sale Price	$225,500
Cash Equivalent Price	$141,000
Downward Adjustment	$84,000
Adjusted Price	$141,000

Sale Terms

Seller	International Recycling Systems of Lacey, LP
Buyer	County of Ocean
Rights Transferred	Fee Simple - Unsevered PDCs
Financing	Cash
Encumberances	None Known
Conditions of Sale	Arms Length
Sale Comments	Sales price is less $84,000 PDC value.

Land Data

Planning District	Pinelands
Proposed Use	Conservation/Preservation
Size	84.542 Acres or 3,682,650 Sq. Ft.
Front Footage	1,240
Frontage Description	1,240.49 f.f. along Lacey Road
Highest and Best Use	Conservation/Passive Recreation - Sever PDCs
Zoning	PA Preservation Area Zone
Utilities	Septic/Well/Electric
Topography	Generally Level
Shape	Irregular
Access	County road paved
Landscape	Wooded - minimal wetlands <10%
Environmental Hazard	None Known

Sale Analysis

Price per Acre	$2,667 (Actual Price) $1,668 (Adjusted Price)
Price per Sq. Ft.	$0.06 (Actual Price) $0.04 (Adjusted Price)
Price per Front Ft.	$182 (Actual Price) $114 (Adjusted Price)

Remarks

The site contains wetlands in the northwesterly corner of the property, which includes an environmental buffer area of an estimated 300 feet. Wetlands estimated at approximately 5 +/- acres with a 300' environmental buffer.

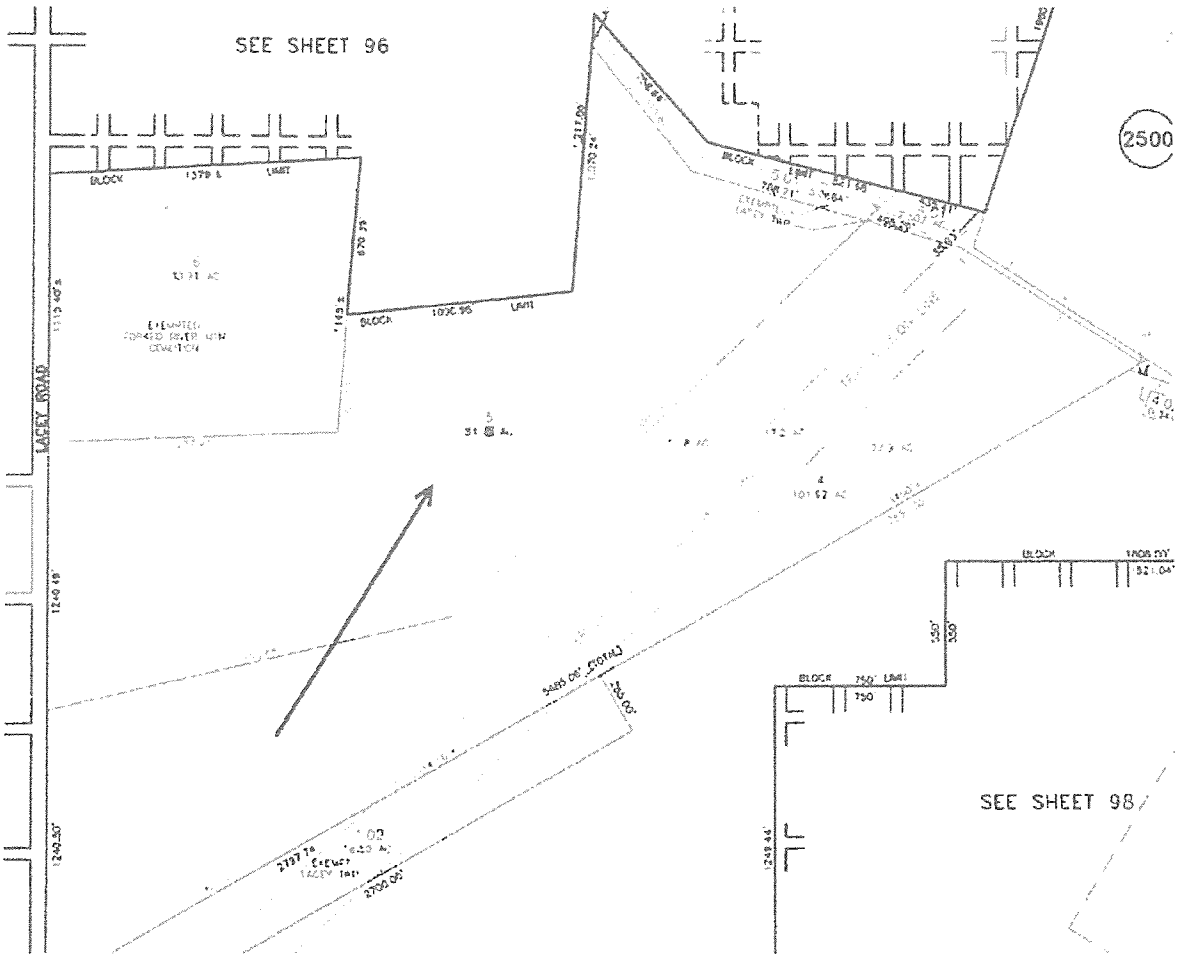
Single-family residential homes are allowed for persons with cultural ties to the Pinelands area on lot areas of 3.2 acres. Also use in conjunction with the farming residential use may be allowed.

PDCs not severed allocated of approximately 8 potential 1/4 credits.

Confirmation

Confirmation	Grantee, OCNLT - Mark Villinger
Confirmed By	REH

CT 1887 – LACEY ROAD, LACEY TOWNSHIP – PHOTO TAKEN 4/11/2013



CT 1887 – LACEY ROAD, LACEY TOWNSHIP – TAX MAP

N
W E
S

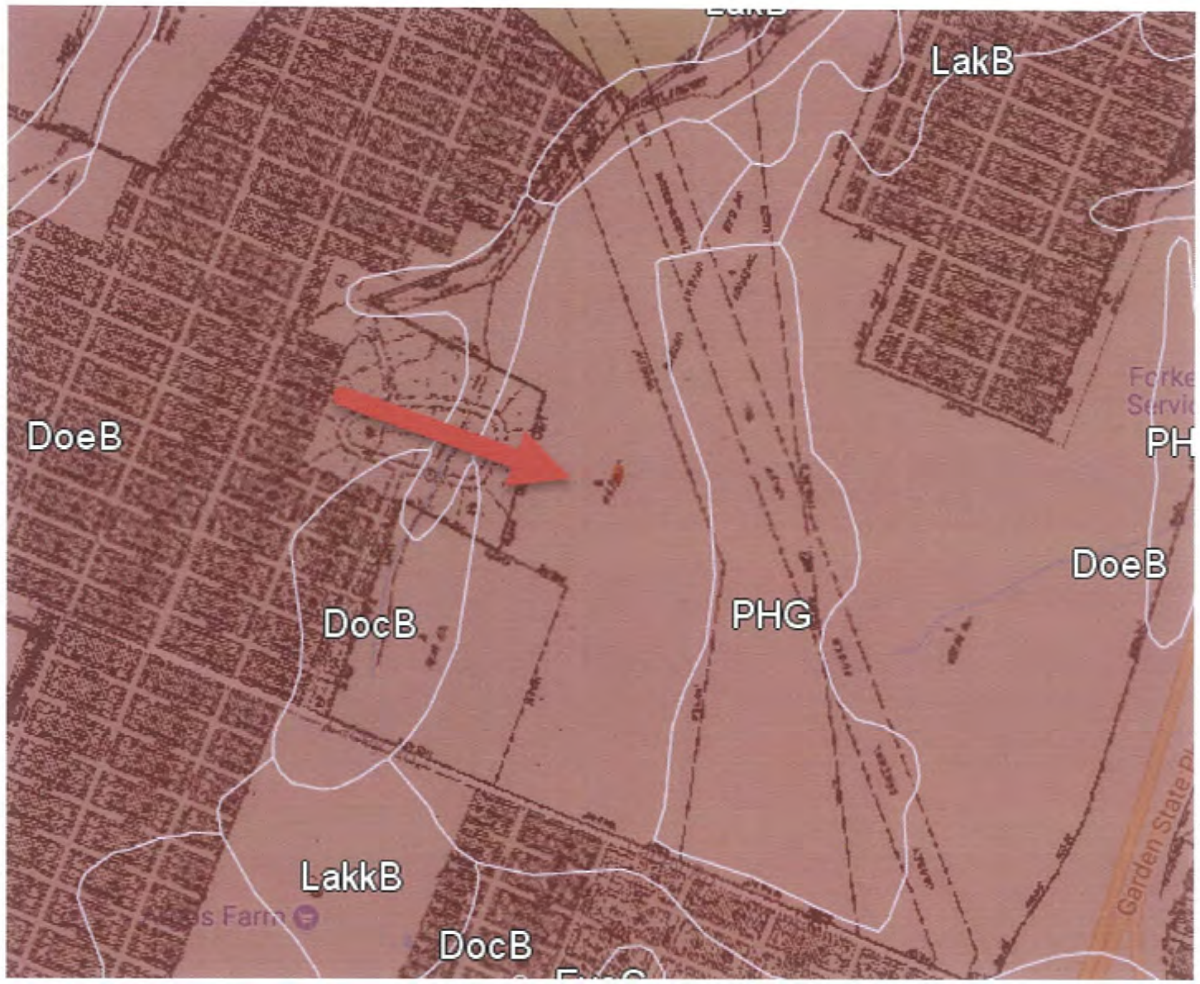
Projection: New Jersey State Plane NAD 1983
Measurement: Feet

EUGENE JOHNSON
BLOCK: 2500 LOT: 5
LACEY TOWNSHIP

0 500 1,000 2,000 3,000 4,000 Feet

Creator: Ocean County Department of Planning GIS
Name: Michael Georgalas
Date: 08/26/2010
Contact: (732) 929-2054

CT 1887 – NJ GeoWeb Wetlands


LakB
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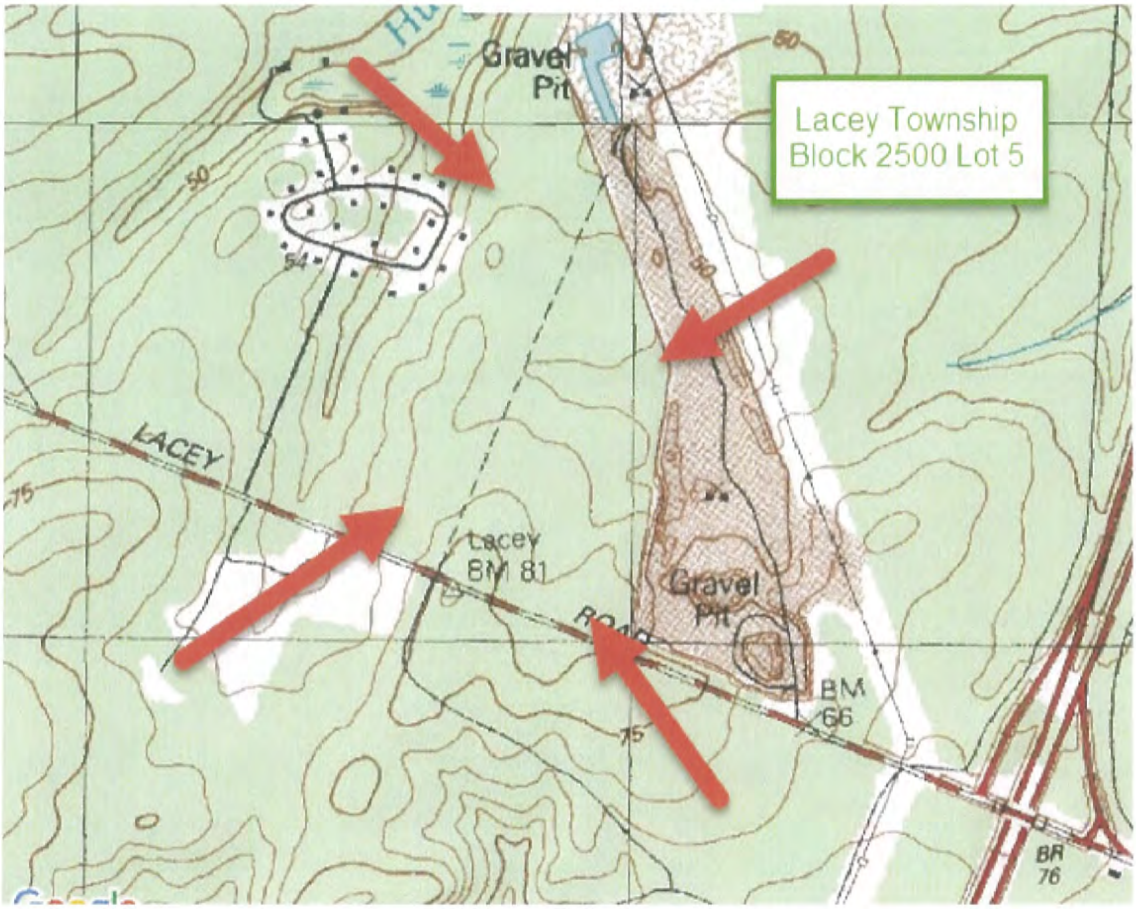
CT 1887 – LACEY ROAD, LACEY TOWNSHIP


Lacey Township
Block 2500 Lot 5
Gravel Pit
Gravel Pit
LACEY
Lacey BM 81
BM 66
BR 76
50
54
75

Property Data

Comp ID	1980

Location

Address	Jackson Road
City, County, State, Zip	Medford, Burlington , NJ ,
Property Use	Land
Transaction Type	Sale

Legal

Deed BookPage	6763/857
Block/Lot	6605/6802/1.02/9.02 & 11.01
Legal Description	Lot 1.02, Block 6605; Lots 9.02 & 11.01, Block 6802, Township Medford,

Sale Data

Sale Date	04-05-2011
Date Recorded	04-18-2011
Sale Price	$619,804
Cash Equivalent Price	$462,304
Downward Adjustment	$157,500
Adjusted Price	$462,304

Sale Terms

Seller	Brick Enterprises
Buyer	State of New Jersey DEP - Green Acres Program
Rights Transferred	Fee Simple - Unsevered PDCs
Financing	Cash
Encumberances	None Known
Conditions of Sale	Arms Length
Sale Comments	Sales price is less $157,500 PDC value.

Land Data

Planning District	Pinelands
Proposed Use	Conservation/Preservation
Size	393.367 Acres or 17,135,067 Sq. Ft.
Front Footage	3,500
Frontage Description	3,500 +/- along Jackson Road
Highest and Best Use	Conserv/Pres/Passive Rec/Sell PDCs
Zoning	APA - Agricultural Production; SAPA - Special Agr.
Utilities	None
Topography	Varying
Shape	Irregular
Access	Gravel Road
Landscape	Wooded - wetlands
Environmental Hazard	None Known
Flood Hazard	Yes

Sale Analysis

Price per Acre	$1,576 (Actual Price) $1,175 (Adjusted Price)
Price per Sq. Ft.	$0.04 (Actual Price) $0.03 (Adjusted Price)
Price per Front Ft.	$177 (Actual Price) $132 (Adjusted Price)

Remarks

The site consists of the headwaters of parts of three (3) large lots associated with an active Cranberry operation. The site is mostly woods with some area of open water reservoirs. Maps

indicate the site is aprpoximately 90% wetlands and 10% scattered upland area.

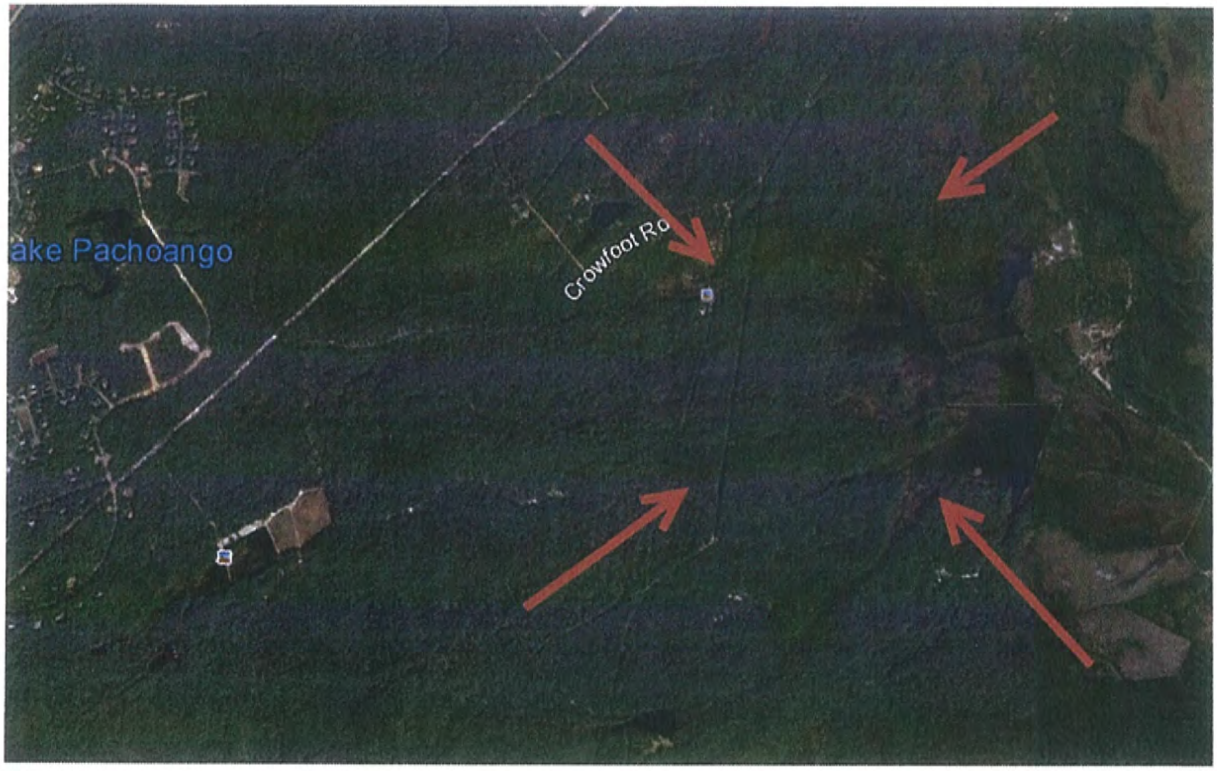
Grantor owned cranberry bogs and supporting land in Medford Township and they subdivided off and kept the land with the cranberry bogs and sold woodlands, with some ponds. 3.75 Pineland Development Credits (15 quarter credits) worth approximately $10,500 (2011 at time of sale) per 1/4 credit were included in the sale.

Soils consists of:
201.7 acres - AtsA - Atsion sand, 0 to 2 percent slopes - 61.8%
81.1 acres - AttA - Atsion fine sand, 0 to 2 percent slopes - 24.9%
29.5 acres - LakB - Lakehurst sand, - to 5 percent slopes - 9.0%
13.9 acres - Water - 4.3%

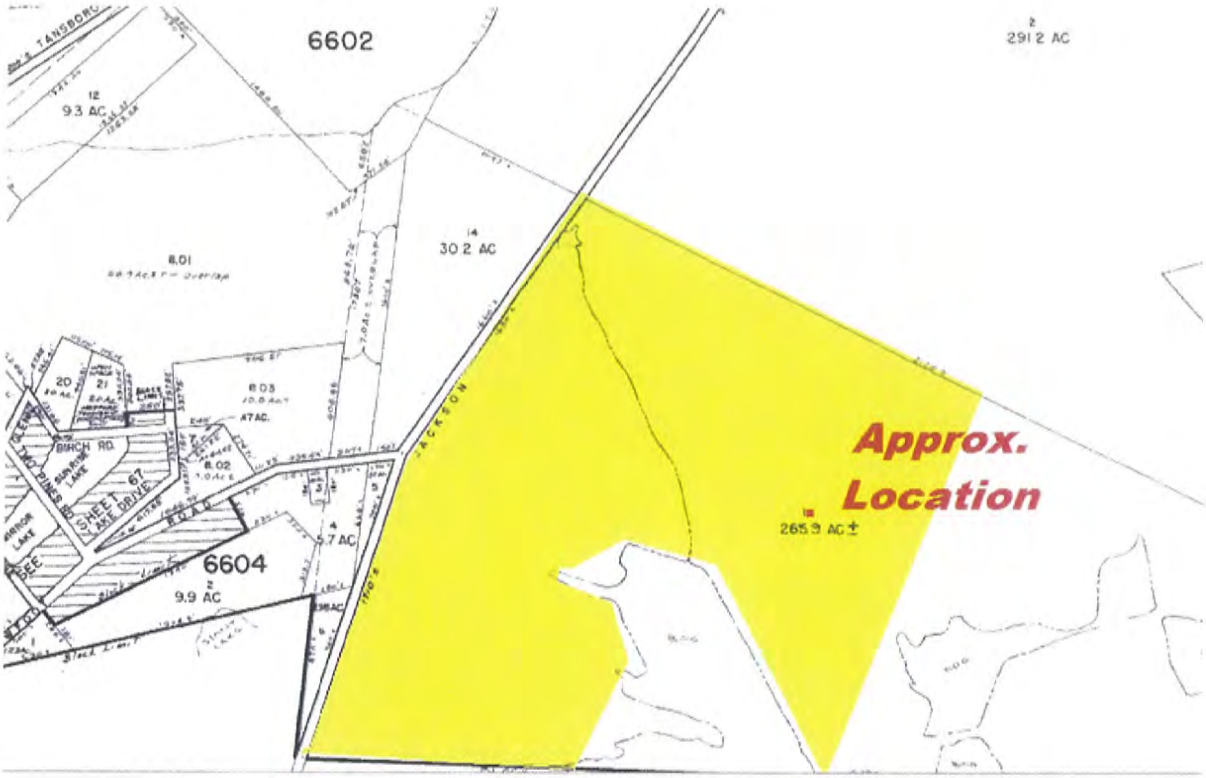
Confirmation

Confirmation	Grantee - K. Croes, F. Stearle, NJDEP; R. Kirwan, SRA Appraiser
Confirmed By	REH

CT 1980 – Jackson Road, Medford Township – File Photo

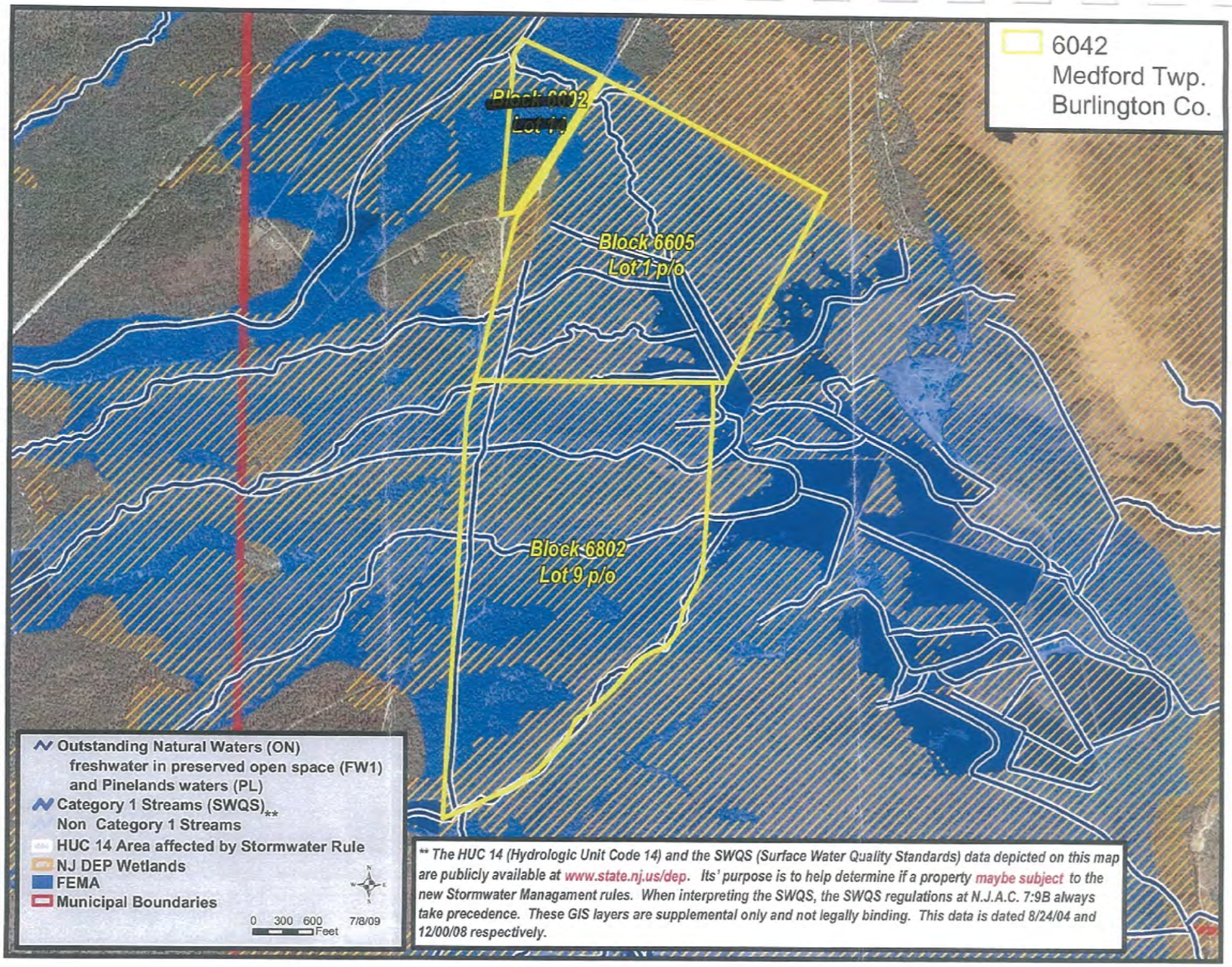


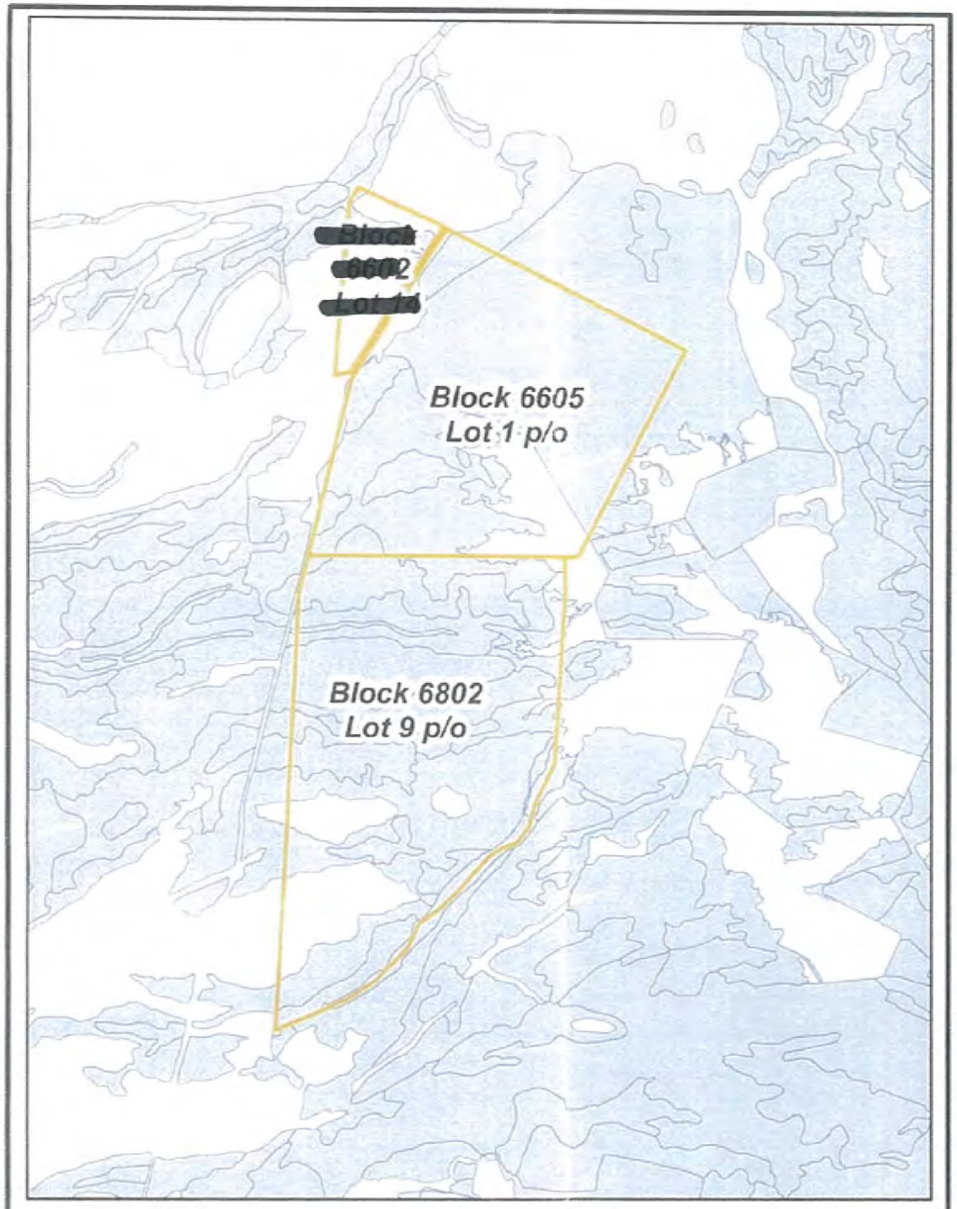
Aerial Map



Block 6605 Lot p/o 1 Tax Map

Block 6802 Lot p/o 9 etc.


6042
Medford Twp.
Burlington Co.
Block 6605
Lot 1 p/o
Block 6802
Lot 9 p/o
Outstanding Natural Waters (ON)
freshwater in preserved open space (FW1)
and Pinelands waters (PL)
Category 1 Streams (SWQS)**
Non Category 1 Streams
HUC 14 Area affected by Stormwater Rule
NJ DEP Wetlands
FEMA
Municipal Boundaries
0 300 600 Feet
7/8/09
** The HUC 14 (Hydrologic Unit Code 14) and the SWQS (Surface Water Quality Standards) data depicted on this map are publicly available at www.state.nj.us/dep. Its' purpose is to help determine if a property maybe subject to the new Stormwater Managament rules. When interpreting the SWQS, the SWQS regulations at N.J.A.C. 7:9B always take precedence. These GIS layers are supplemental only and not legally binding. This data is dated 8/24/04 and 12/00/08 respectively.



Legend

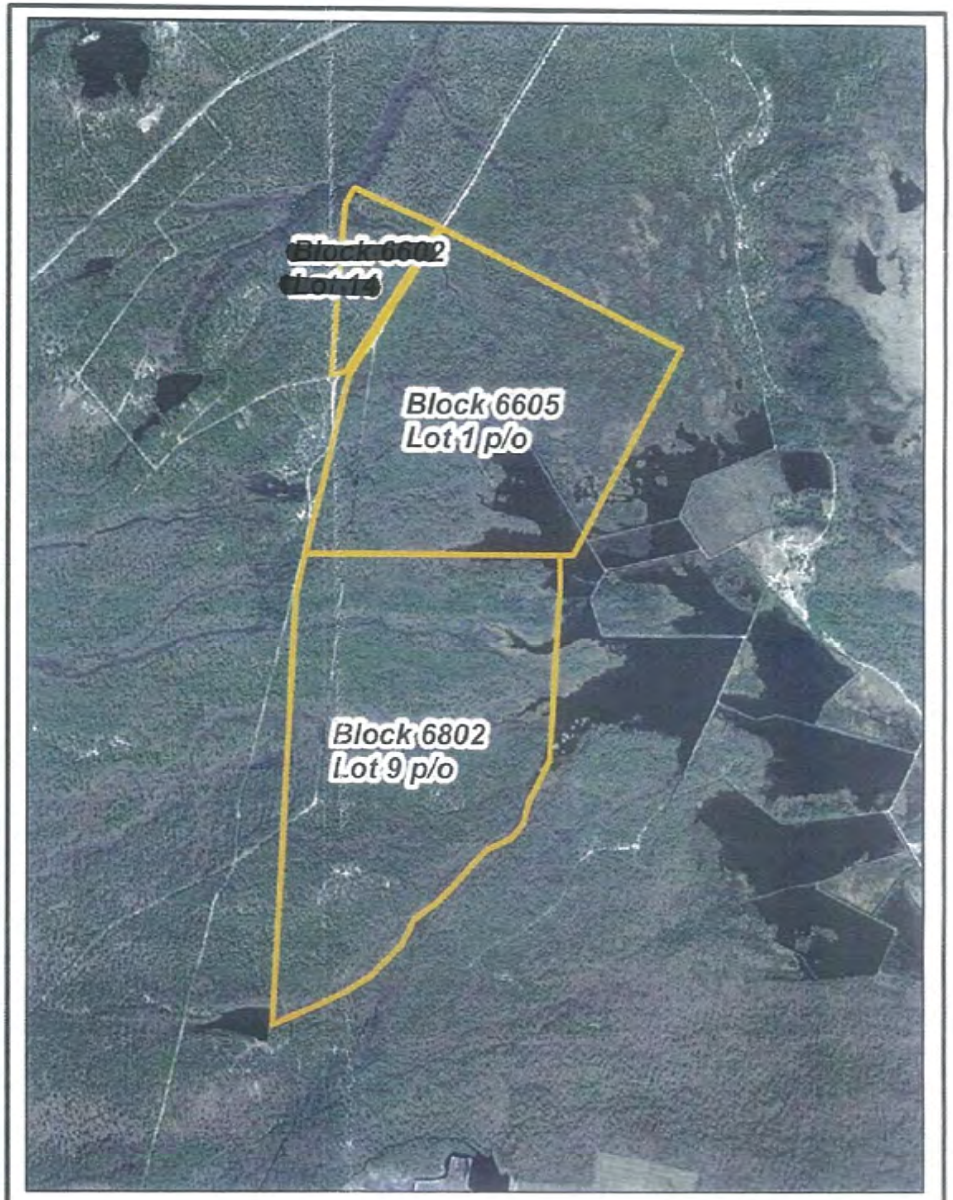
Property in Question
Medford Township
Burlington County

Wetlands

0 500 1,000 2,000 Feet

6/22/2009

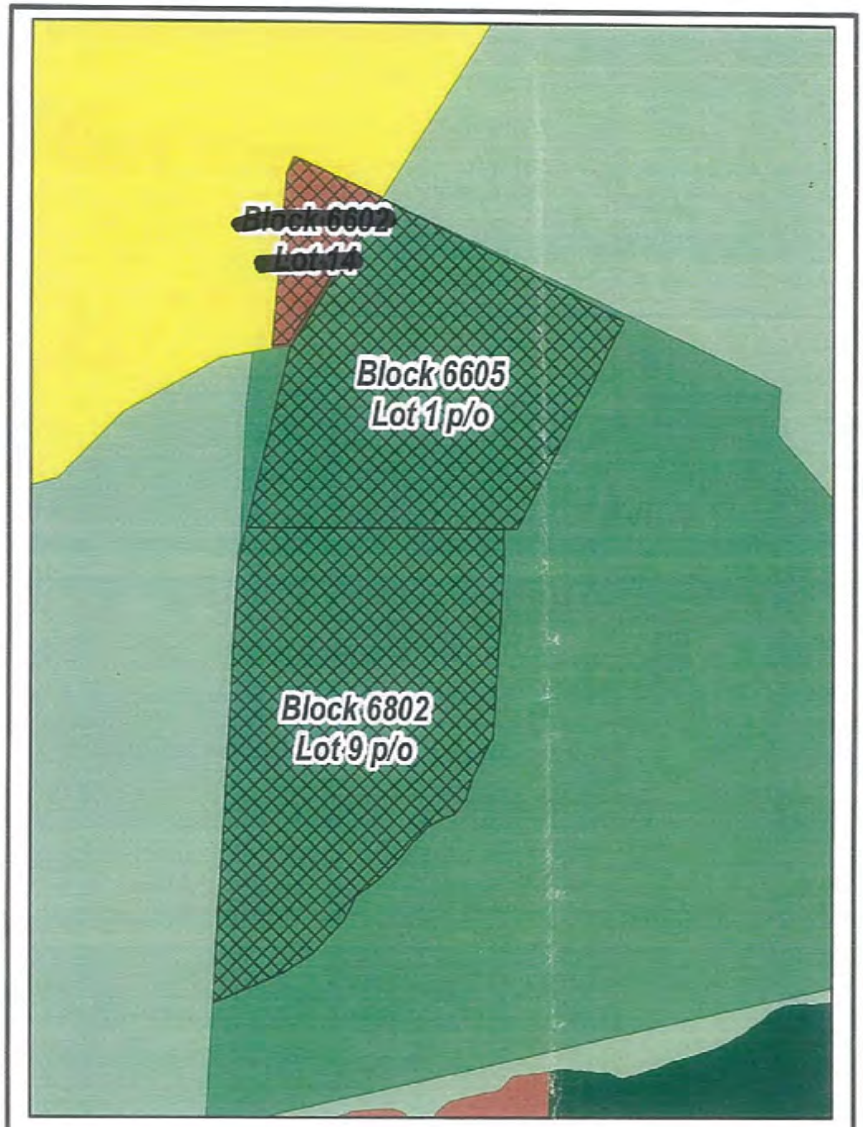
Lot 14	4 Ac. Wetlands 15 Ac. Uplands	19 Acres
Lot 1	142 Ac. Wetlands 20 Ac. Uplands	162 Acres
Lot 9	169 Ac. Wetlands 29 Ac. Uplands	198 Acres
		379 Acres Total



2007 NJDEP High Resolution Orthophotography

0 500 1,000 2,000 Feet

6/22/2009

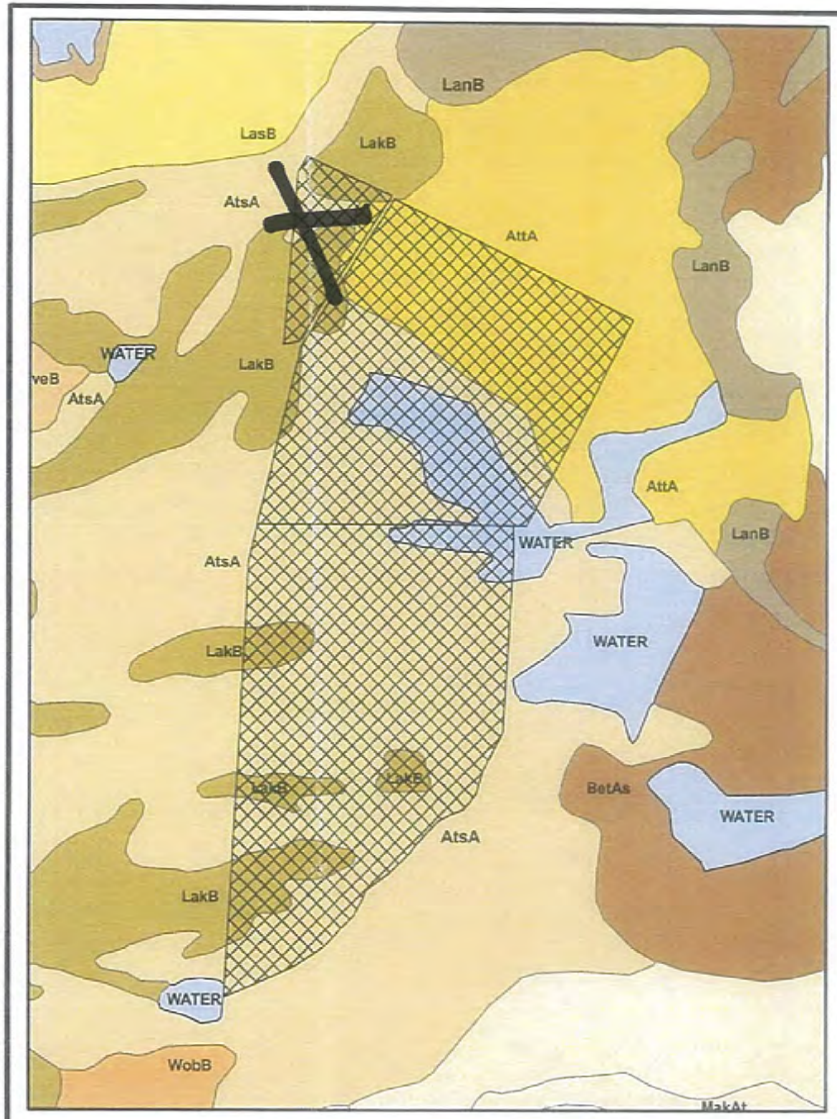


Legend

- Property in Question
- Agricultural Production Area
- Forest Area
- Preservation Area
- Rural Development Area
- Special AG Production Area

0 1,000 2,000 4,000 Feet

6/22/2009



Legend

Property in Question

SSURGO Soils

- AtsA, EveB, LanB, MakAt — Atsion sand, 0 to 2 percent slopes
- AttA, FmgAt, LasB, WATER — Atsion fine sand, 0 to 2 percent slopes
- BetAs, LakB, LasC, WobB — Lakehurst sand, 0 to 5 percent slopes

0 1,000 2,000 4,000 Feet

6/22/2009

Soil Map—Burlington County, New Jersey
(Brick Sale)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

- Gully
- Short Steep Slope
- Other

Political Features

- Cities

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:12,800 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

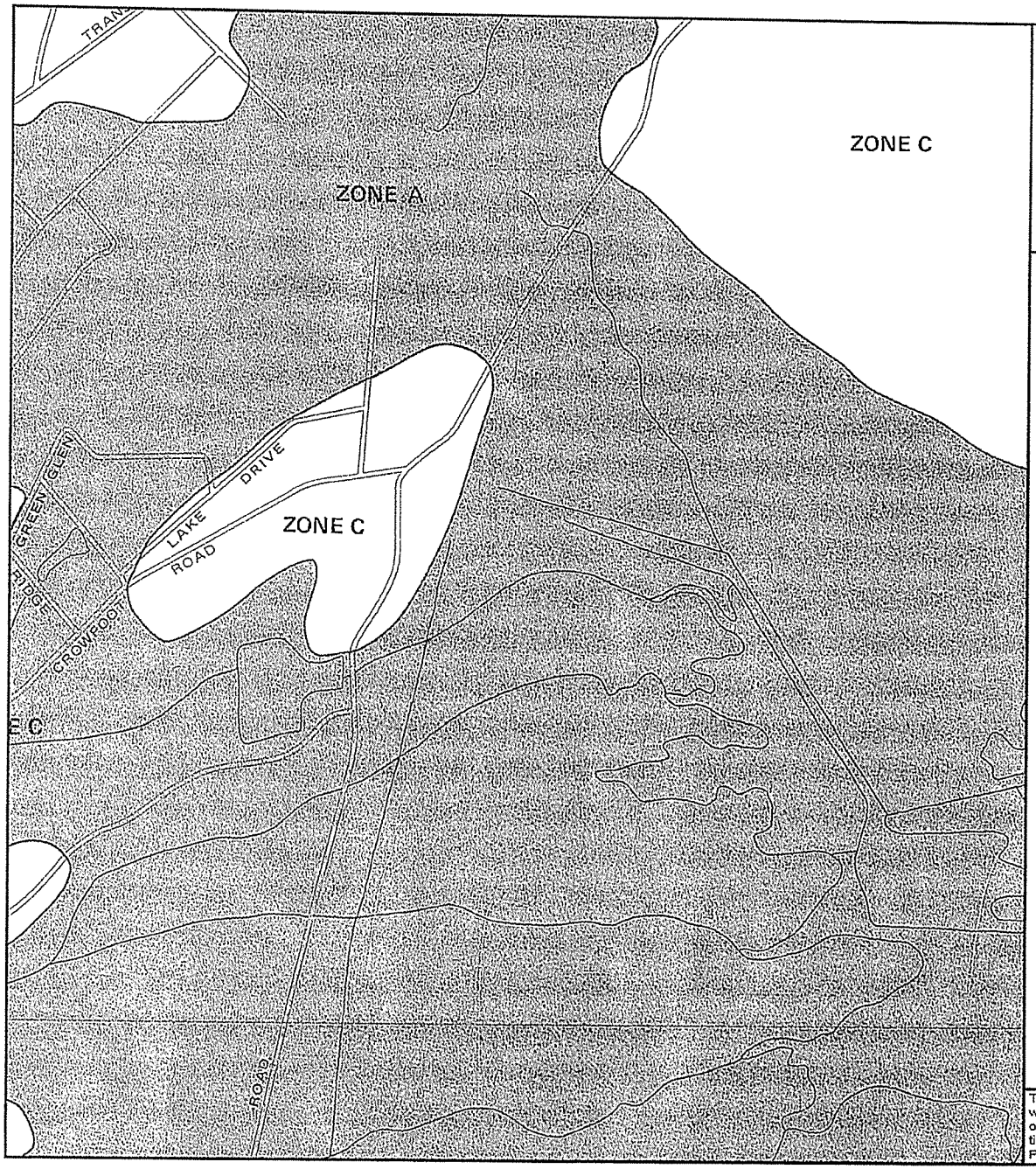
Soil Survey Area: Burlington County, New Jersey
Survey Area Data: Version 8, Aug 18, 2008

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Burlington County, New Jersey (NJ005)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtsA	Atsion sand, 0 to 2 percent slopes	201.7	61.8%
AttA	Atsion fine sand, 0 to 2 percent slopes	81.1	24.9%
LakB	Lakehurst sand, 0 to 5 percent slopes	29.5	9.0%
WATER	Water	13.9	4.3%
Totals for Area of Interest		**326.3**	**100.0%**



APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWNSHIP OF
MEDFORD,
NEW JERSEY
BURLINGTON COUNTY

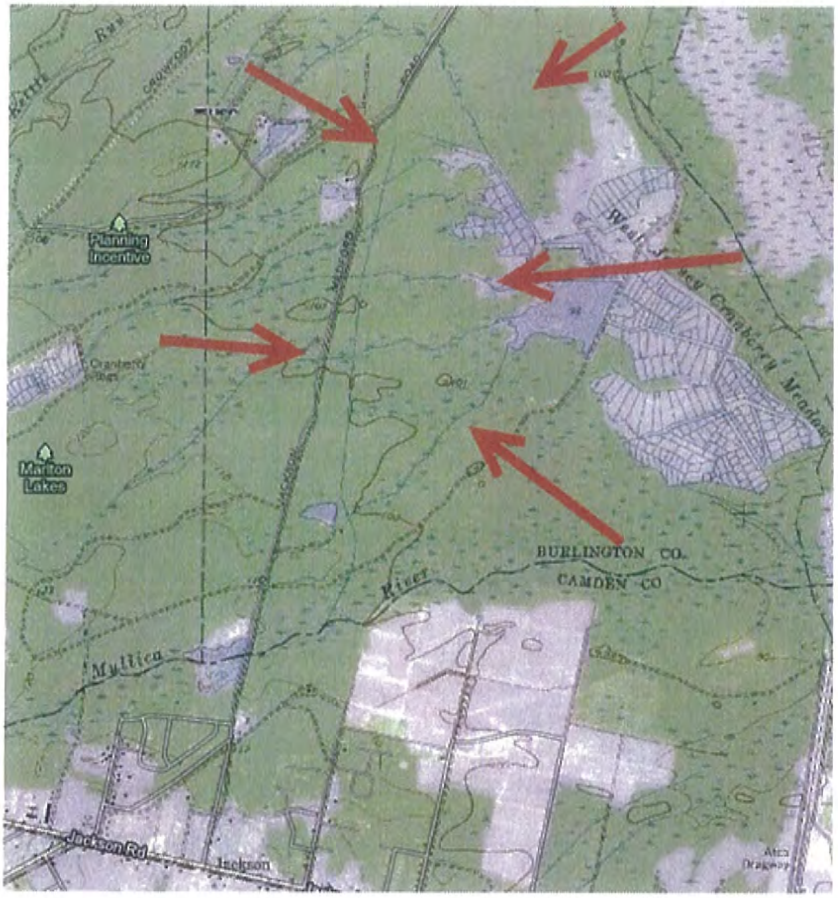
PANEL 20 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
340104 0020 B

EFFECTIVE DATE:
AUGUST 15, 1983

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov


Planning Incentive
Marlton Lakes
BURLINGTON CO.
CAMDEN CO
Mullica
River
Jackson Rd
Jackson

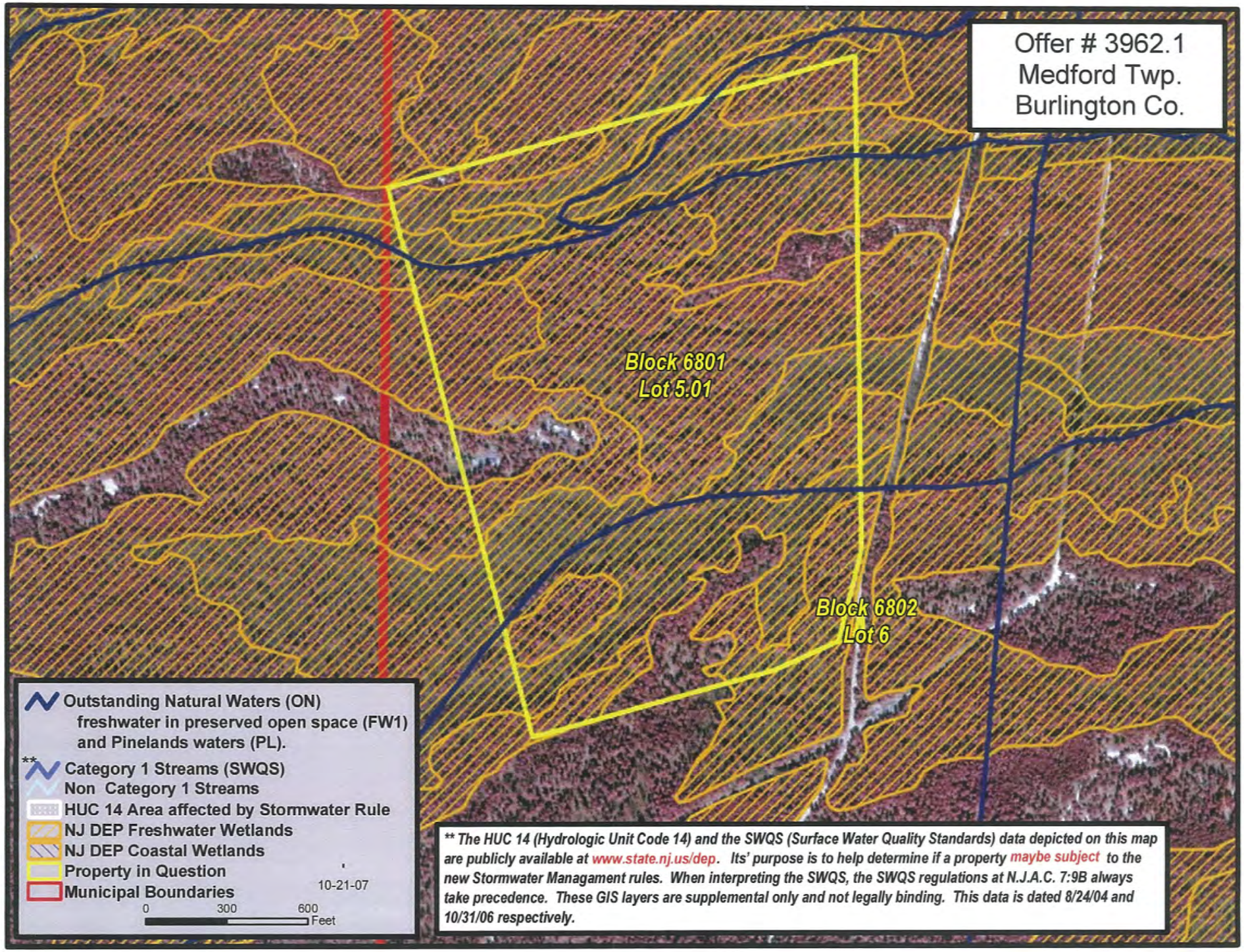
TOPO MAP

Sale No. 3

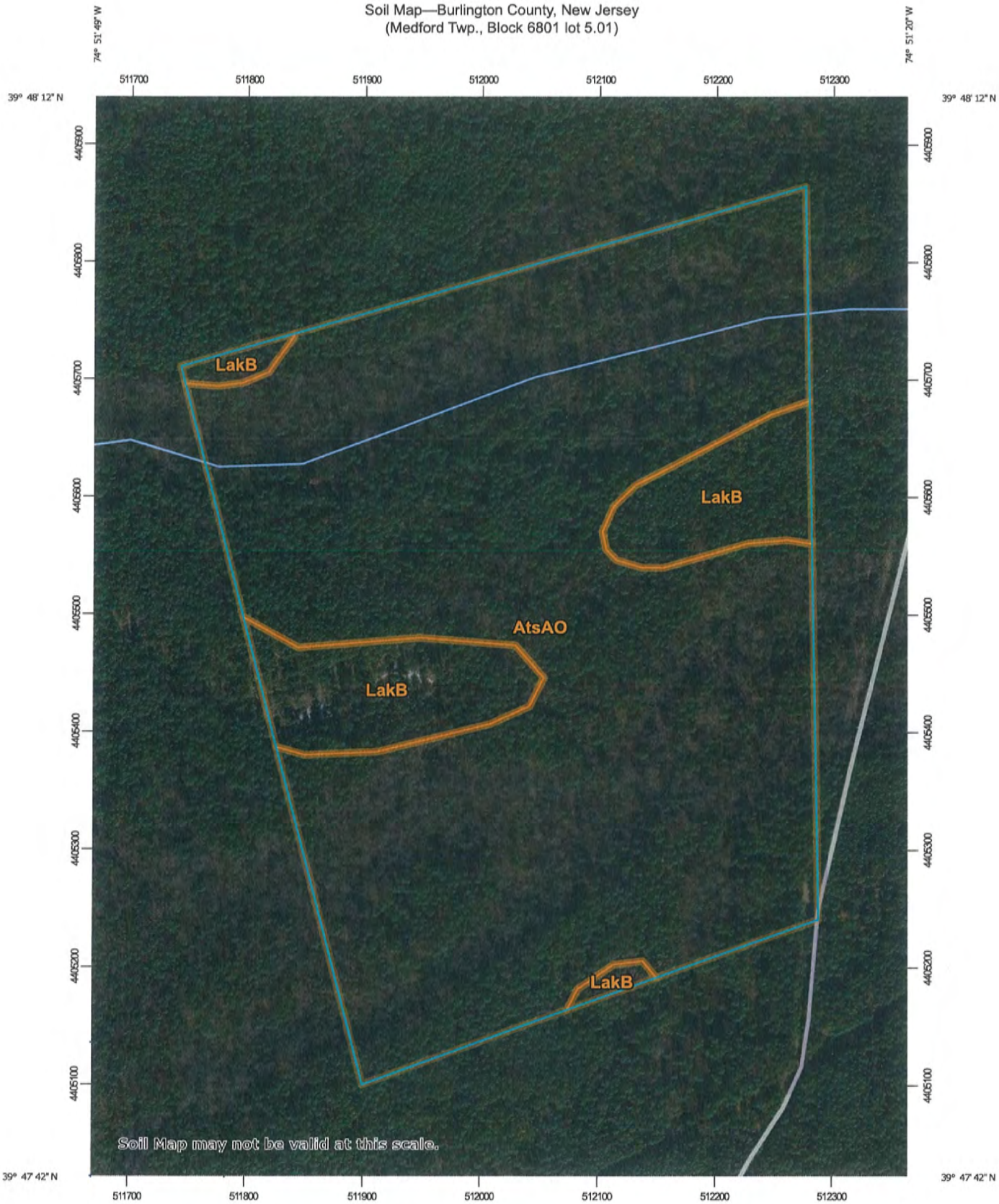
Property Identification	
Record ID	416
Property Address	Jackson Road, Medford Township, Burlington County, NJ 08055
Tax ID	Block 6801 Lot 5.01 Medford Township Block 6802 Lot 6, Medford Township
Project Name	N/A
Sale Data	
Grantor	Shendock, Inc.
Grantee	State of NJ, Dept. of Environmental Protection
Sale Date	May 2, 2017
Deed Book/Page	13276/95160
Conditions of Sale	Arm's Length
Financing	Typical Market
MLS #	N/A
Verification	Grantee & Deed
Sale Price	$90,000
Cash Equivalent	$90,000
Adjusted Price	$90,000
Sale Price/Acre	$1,132
Sale Price/Lot	N/A
Sale History	No prior sales in the last five years.
Land Data	
Zoning	PD- Preservation District
Utilities	None
Flood Plain	Zone A
Highest and Best Use	Passive Recreation/ Conservation
Access	Jackson Road – 2 lane graded dirt
Easements	None known
Land Size Information	
Land Size	79.54± acres
Front Footage	483'± on Jackson Road
Remarks	Site had no LOI or PDC allocation with no value attributed to any potential allocation. Site is 100% impacted by wetlands and buffers with no development potential.

Jackson Road, Medford Township – taken 8/23/2017

532
Roberts Branch
Chatsworth Ro
White Horse
Roberts Branch


Offer # 3962.1
Medford Twp.
Burlington Co.
Block 6801
Lot 5.01
Block 6802
Lot 6
Outstanding Natural Waters (ON)
freshwater in preserved open space (FW1)
and Pinelands waters (PL).
** Category 1 Streams (SWQS)
Non Category 1 Streams
HUC 14 Area affected by Stormwater Rule
NJ DEP Freshwater Wetlands
NJ DEP Coastal Wetlands
Property in Question
Municipal Boundaries
10-21-07
0
300
600
Feet
** The HUC 14 (Hydrologic Unit Code 14) and the SWQS (Surface Water Quality Standards) data depicted on this map are publicly available at www.state.nj.us/dep. Its' purpose is to help determine if a property maybe subject to the new Stormwater Managament rules. When interpreting the SWQS, the SWQS regulations at N.J.A.C. 7:9B always take precedence. These GIS layers are supplemental only and not legally binding. This data is dated 8/24/04 and 10/31/06 respectively.

Soil Map—Burlington County, New Jersey
(Medford Twp., Block 6801 lot 5.01)



Map Scale: 1:4,480 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Burlington County, New Jersey
Survey Area Data: Version 12, Sep 28, 2016

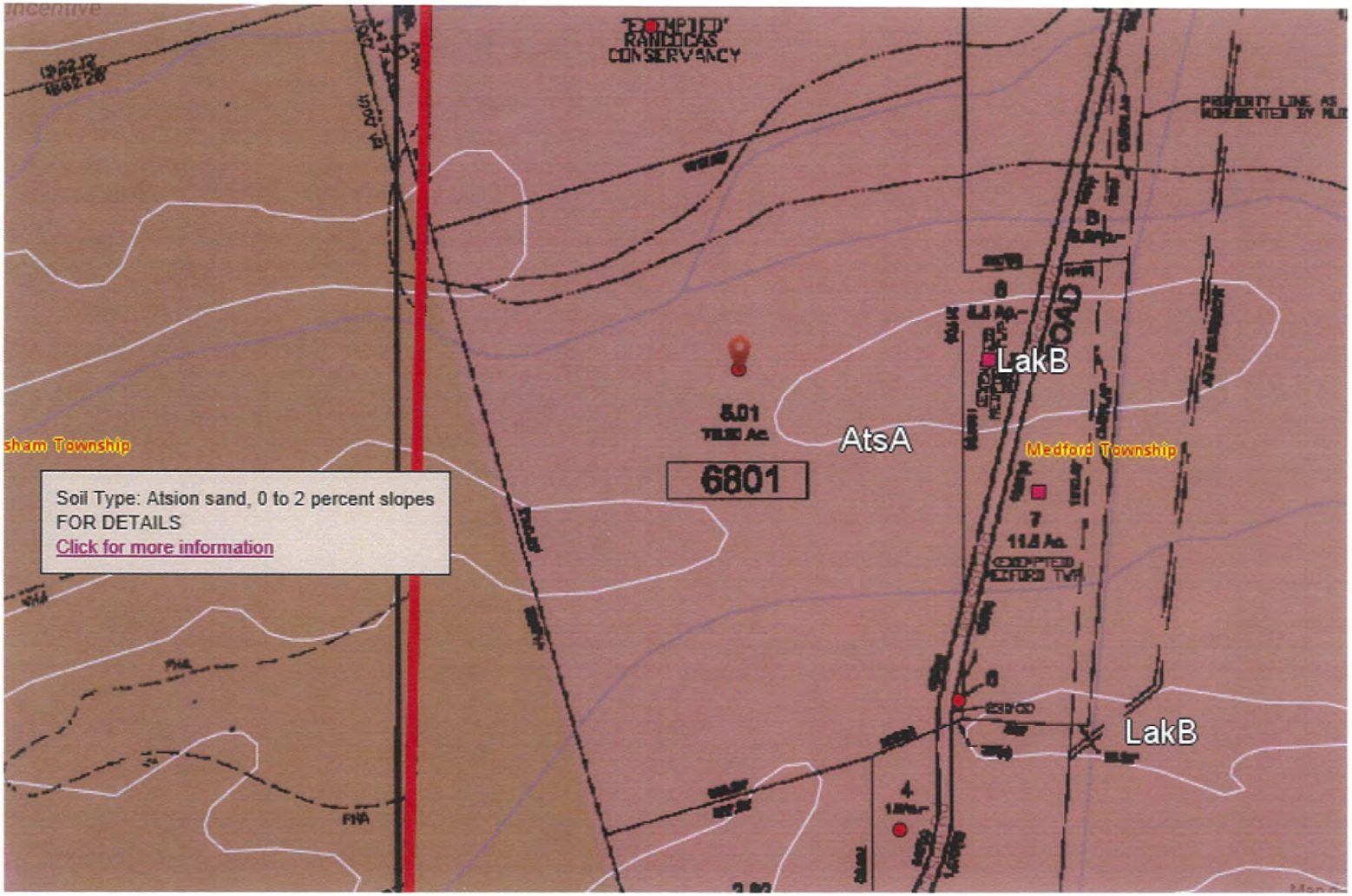
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2015—Apr 2, 2017

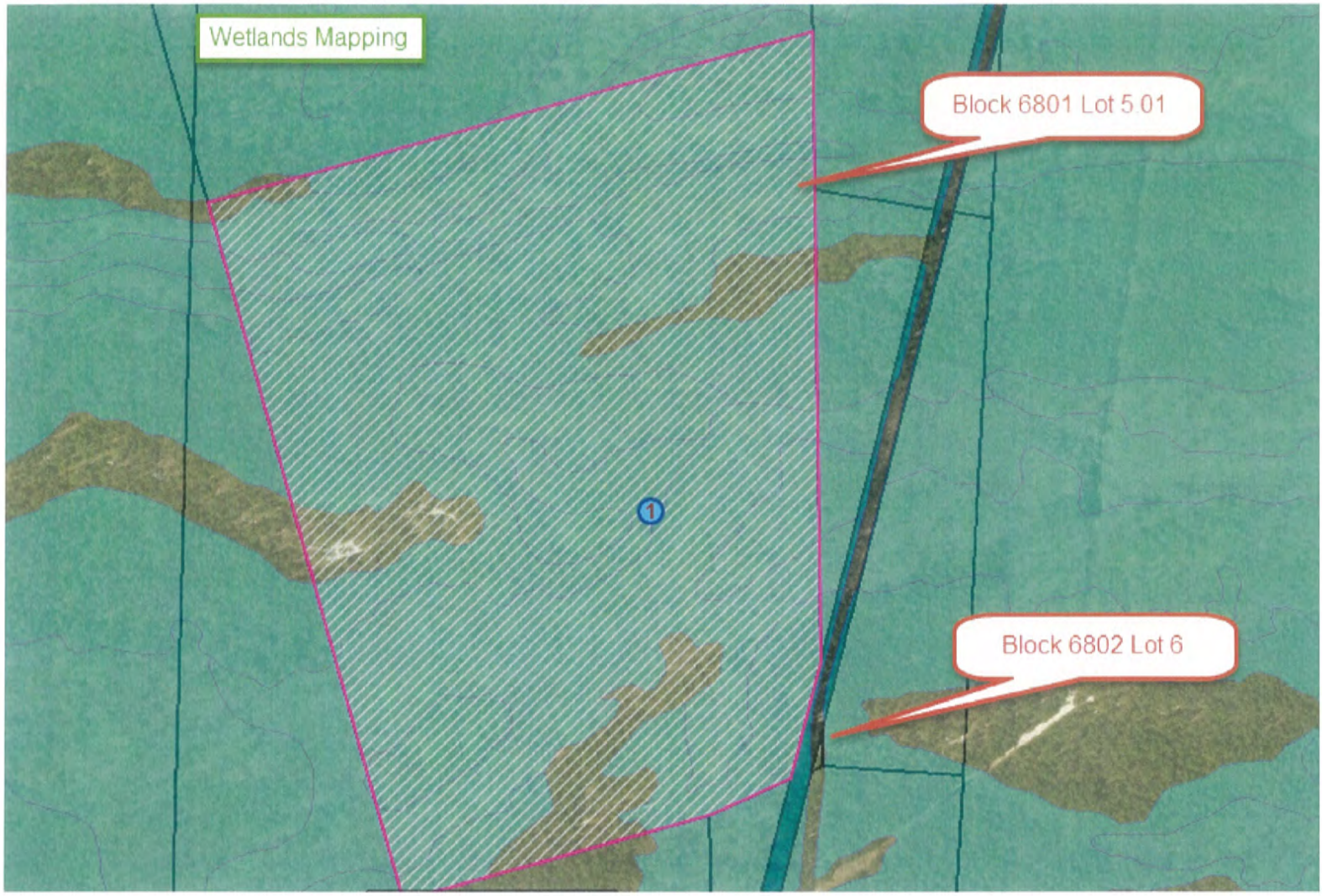
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

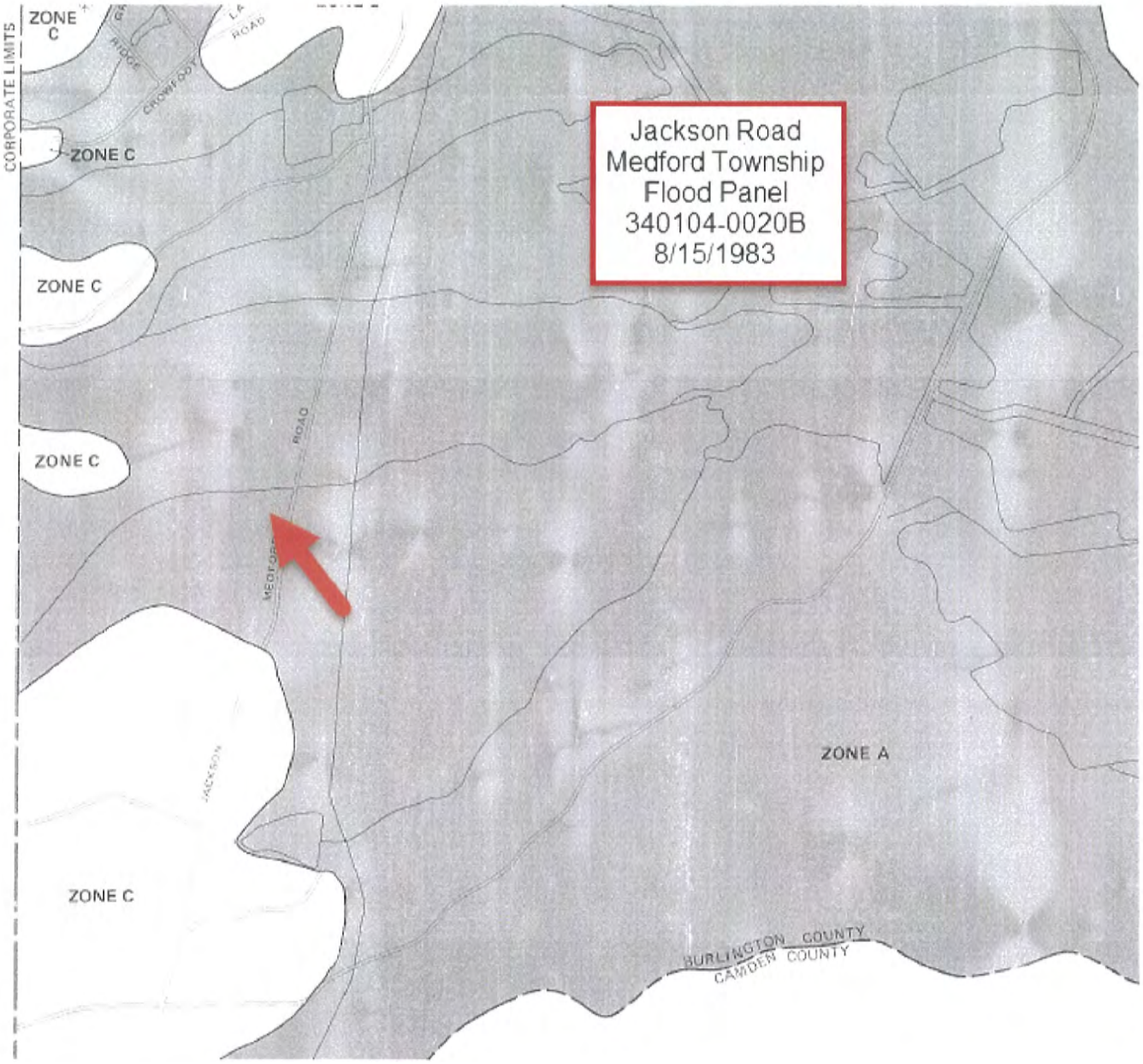
Map Unit Legend

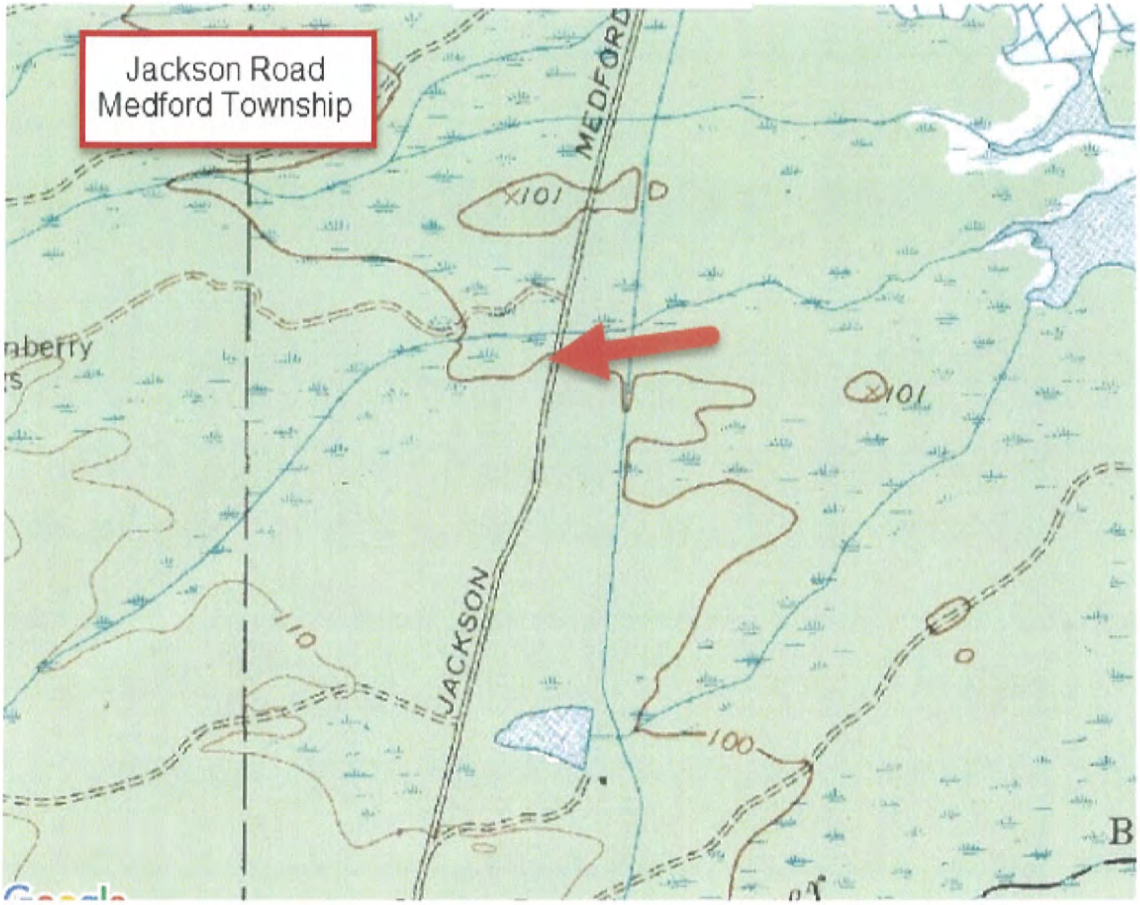
Burlington County, New Jersey (NJ005)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	64.1	87.0%
LakB	Lakehurst sand, 0 to 5 percent slopes	9.6	13.0%
Totals for Area of Interest		**73.6**	**100.0%**



"EXEMPTED" RANCOCAS CONSERVANCY
LakB
AtsA
6801
Medford Township
LakB
Soil Type: Atsion sand, 0 to 2 percent slopes
FOR DETAILS
Click for more information


Wetlands Mapping
Block 6801 Lot 5.01
1
Block 6802 Lot 6


Jackson Road
Medford Township
Flood Panel
340104-0020B
8/15/1983
ZONE C
CORPORATE LIMITS
ZONE C
ZONE C
ZONE C
ZONE C
ZONE A
BURLINGTON COUNTY
CAMDEN COUNTY


Jackson Road
Medford Township
MEDFORD
JACKSON
101
101
110
100

Property Data

Comp ID	1978

Location

Address	Shamong Road
City, County, State, Zip	Bass River, Burlington , NJ ,
Property Use	Land
Transaction Type	Sale

Legal

Deed BookPage	6683/701
Block/Lot	104/105/108/8/8/1
Legal Description	Lot 8, Block 104; Lot 8, Block 105; Lot 1, Block 108, Township Bass River,

Sale Data

Sale Date	12-16-2009
Date Recorded	12-16-2009
Sale Price	$107,210
Cash Equivalent Price	$107,210
Adjusted Price	$107,210

Sale Terms

Seller	Oswego Gun Club, Inc.
Buyer	New Jersey Conservation Foundation
Rights Transferred	Fee Simple - Severed PDCs in 1997
Financing	Cash
Encumberances	None Known
Conditions of Sale	Arms Length

Land Data

Planning District	Pinelands
Proposed Use	Conservation/Preservation
Size	107.210 Acres or 4,670,068 Sq. Ft.
Highest and Best Use	Open Space Recreation/Passive Recreation
Zoning	PA Preservation
Shape	Irregular
Access	Woods Drift Road
Environmental Hazard	None Known
Flood Hazard	Yes

Sale Analysis

Price per Acre	$1,000 (Actual Price) $1,000 (Adjusted Price)
Price per Sq. Ft.	$0.02 (Actual Price) $0.02 (Adjusted Price)

Remarks

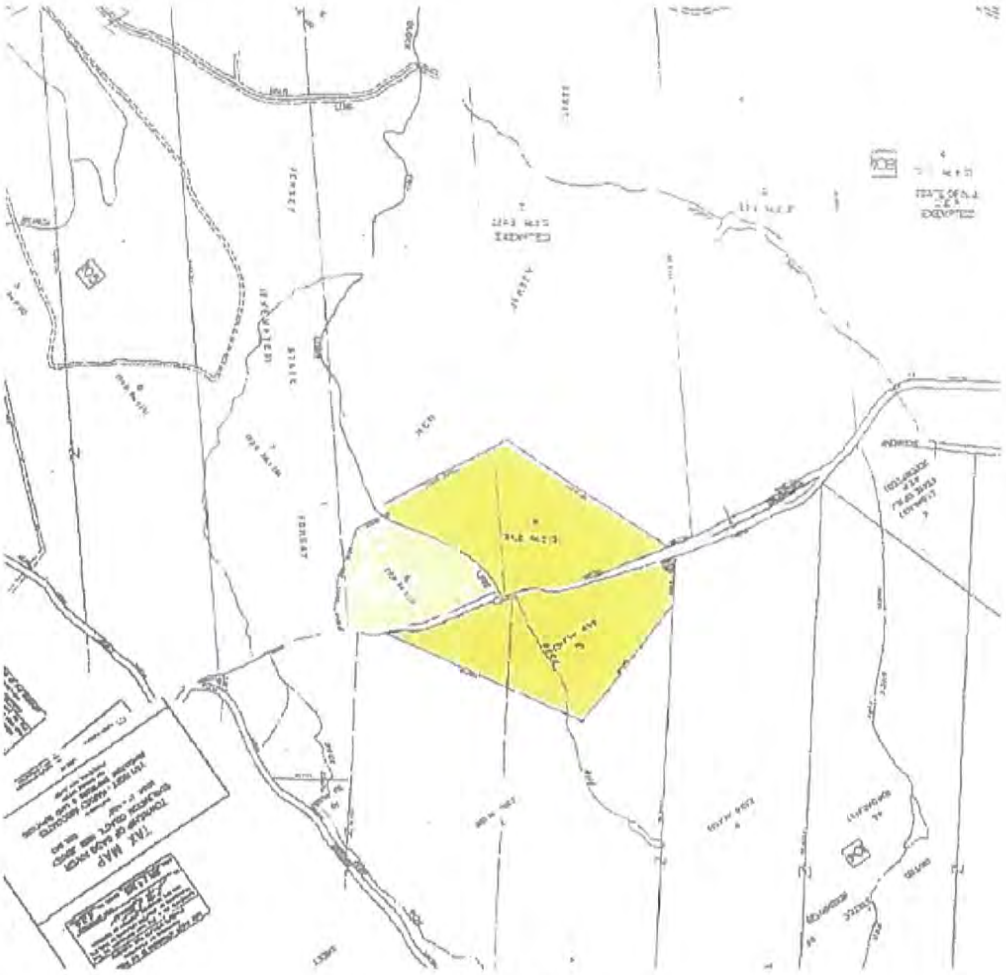
Shamong Road is a woods drift road and 20% of the site is wetlands.

Soils consist of:
DocB - Downer loamy sand, 0 to 5 percent
AtsA - Atsion sand, 0 to 2 percent slopes - 10%
LasB - Lakewood sand, 0 to 5 percent slopes
LakB - Lakehurst sand, 0 to 5 percent slopes
MakAt - Manahawkin muck, 0 to 2 percent slopes frequently flooded - 10%

Confirmation

COMP PHOTOGRAPH

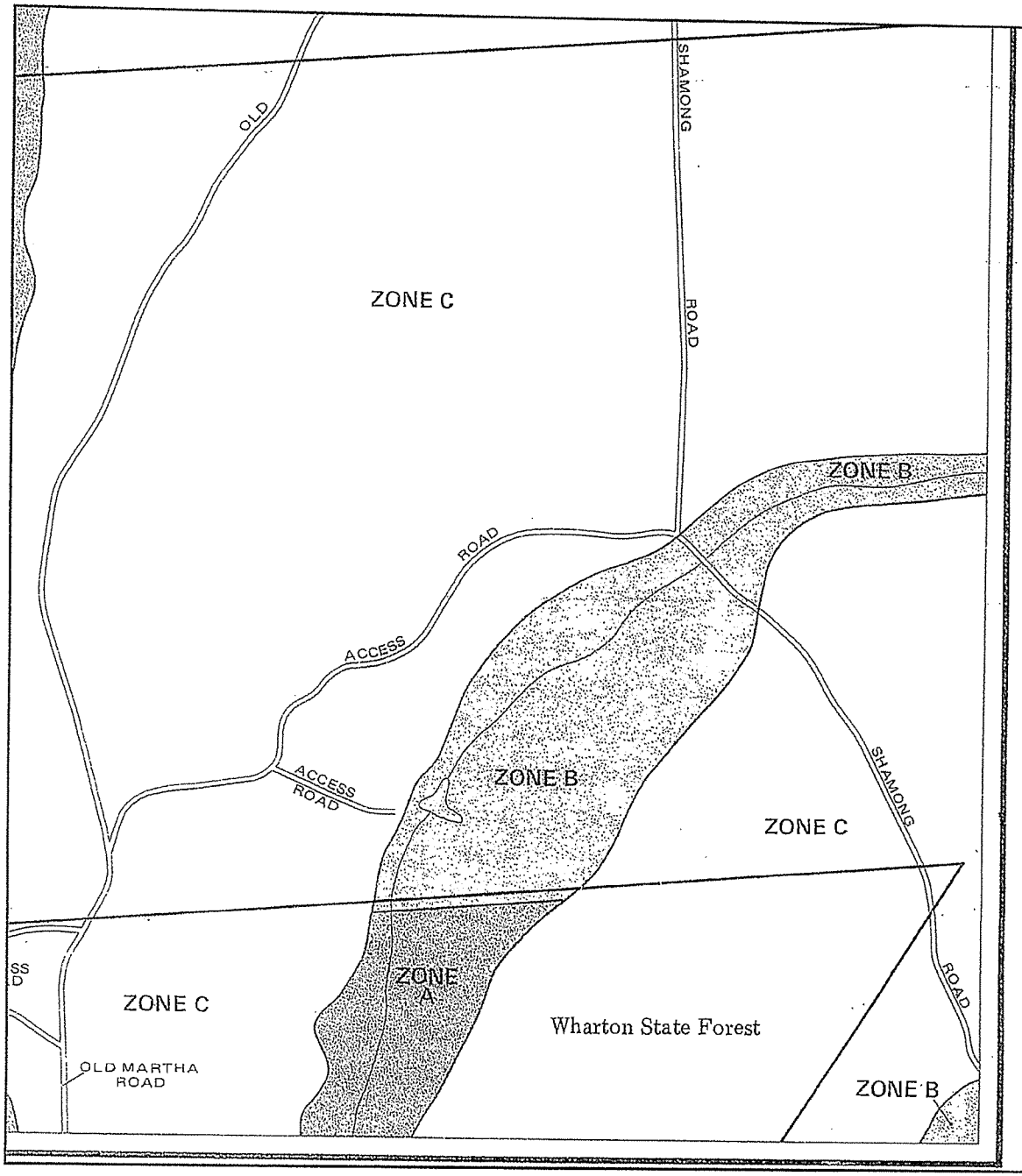
Shamong Road, Bass River – taken 8/23/2017



Tax Map

Aerial Map Oswego Gun Club-Bass River

NJ GeoWeb Soils and Wetlands



APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWNSHIP OF
BASS RIVER,
NEW JERSEY
BURLINGTON COUNTY

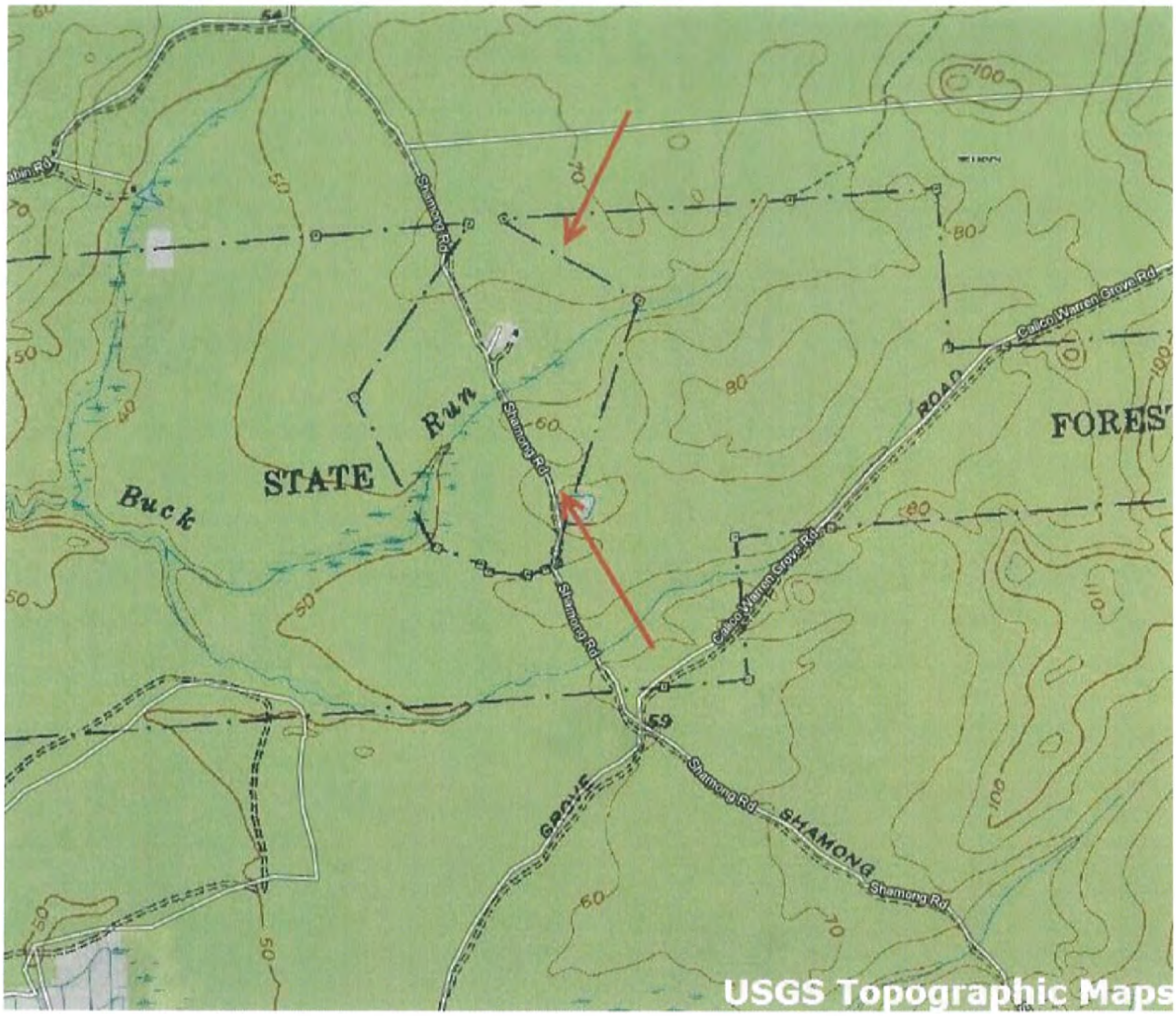
PANEL 10 OF 45
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
340085 0010 B

EFFECTIVE DATE:
APRIL 4, 1983

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

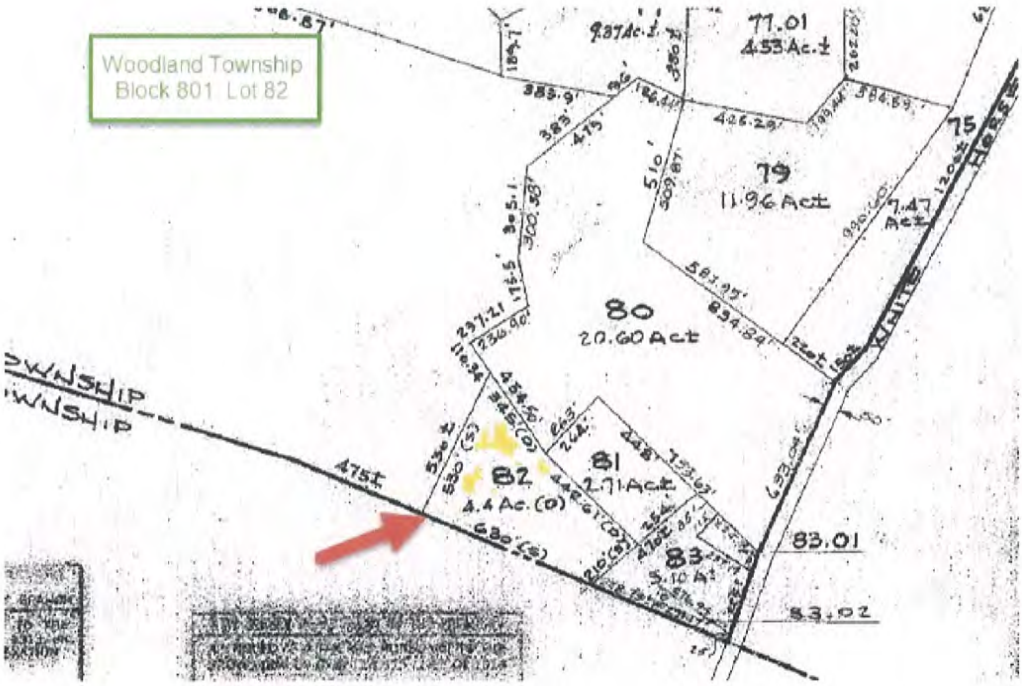


Topo Map Oswego Gun Club-Bass River

Sale No. 5

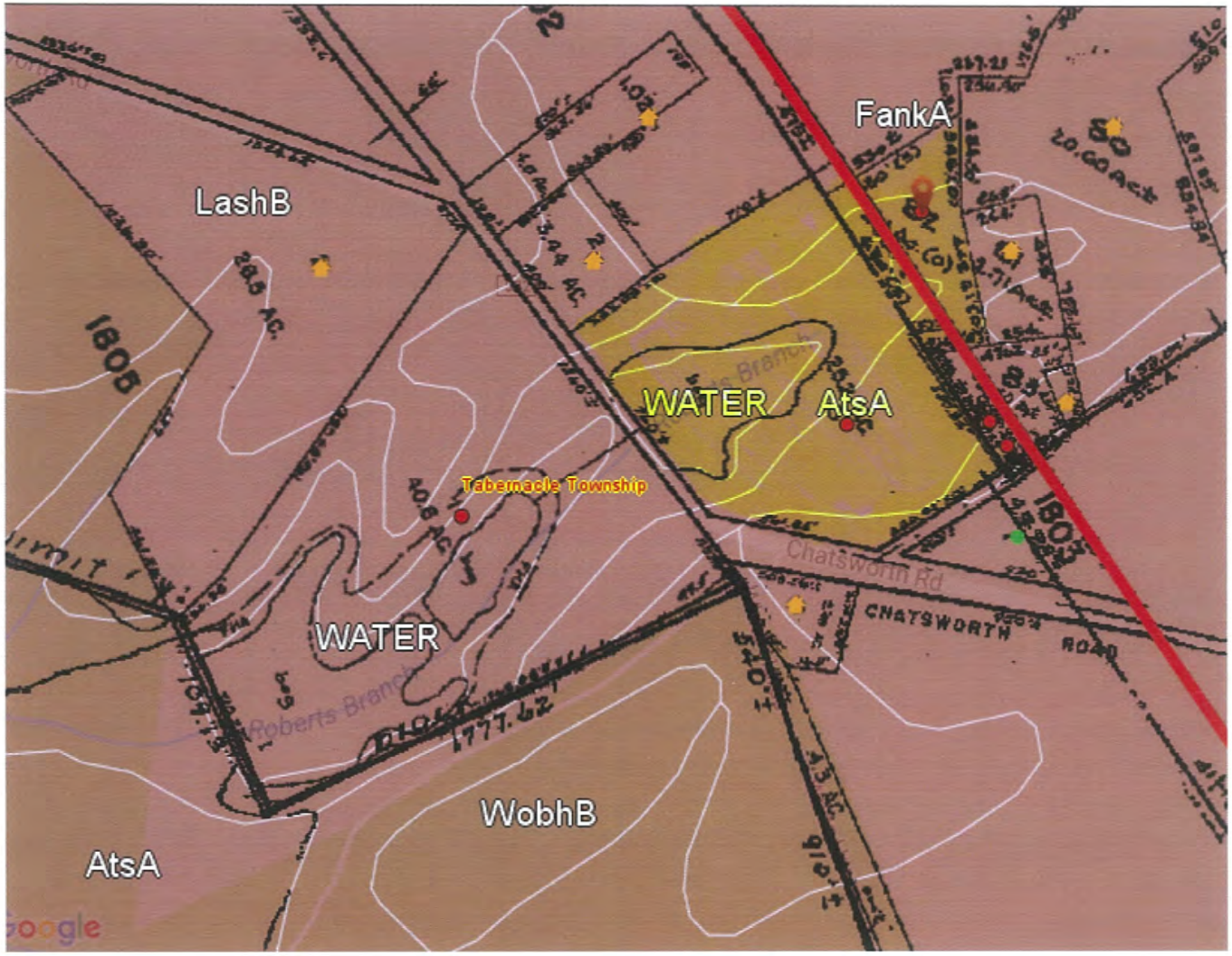
Property Identification	
Record ID	417
Property Address	Chatsworth Road, Tabernacle Twp. & Woodland Twp, Burlington County, NJ 08088
Tax ID	Block 801 Lot 82 Woodland Township Block 1802 Lot 3, Tabernacle Township
Project Name	N/A
Sale Data	
Grantor	Karl E Stein II
Grantee	South Park Hunting Club, Inc/c/o Michael Mazzucco
Sale Date	December 13, 2016
Deed Book/Page	13256/90710
Conditions of Sale	Arm's Length
Financing	Typical Market
MLS #	N/A
Verification	Grantee & Deed
Sale Price	$25,300
Cash Equivalent	$25,350
Adjusted Price	$25,350
Sale Price/Acre	$856
Sale Price/Lot	N/A
Sale History	No prior sales in the last five years.
Land Data	
Zoning	PA and PP Pinelands Preservation Area
Utilities	Electric, septic and well needed
Flood Plain	Zone A and C
Highest and Best Use	Passive Recreation/ Conservation
Access	Chatsworth Road (improved)& White Horse Road (paper)
Easements	None known
Land Size Information	
Land Size	29.60± acres
Front Footage	1,321'± on Chatsworth Rd.in Tabernacle with access to block 801, lot 82 Woodland through Tabernacle lot.
Remarks	Overgrown bog is located on block 1802, lot 3 in Tabernacle. The PDC rights had been severed.

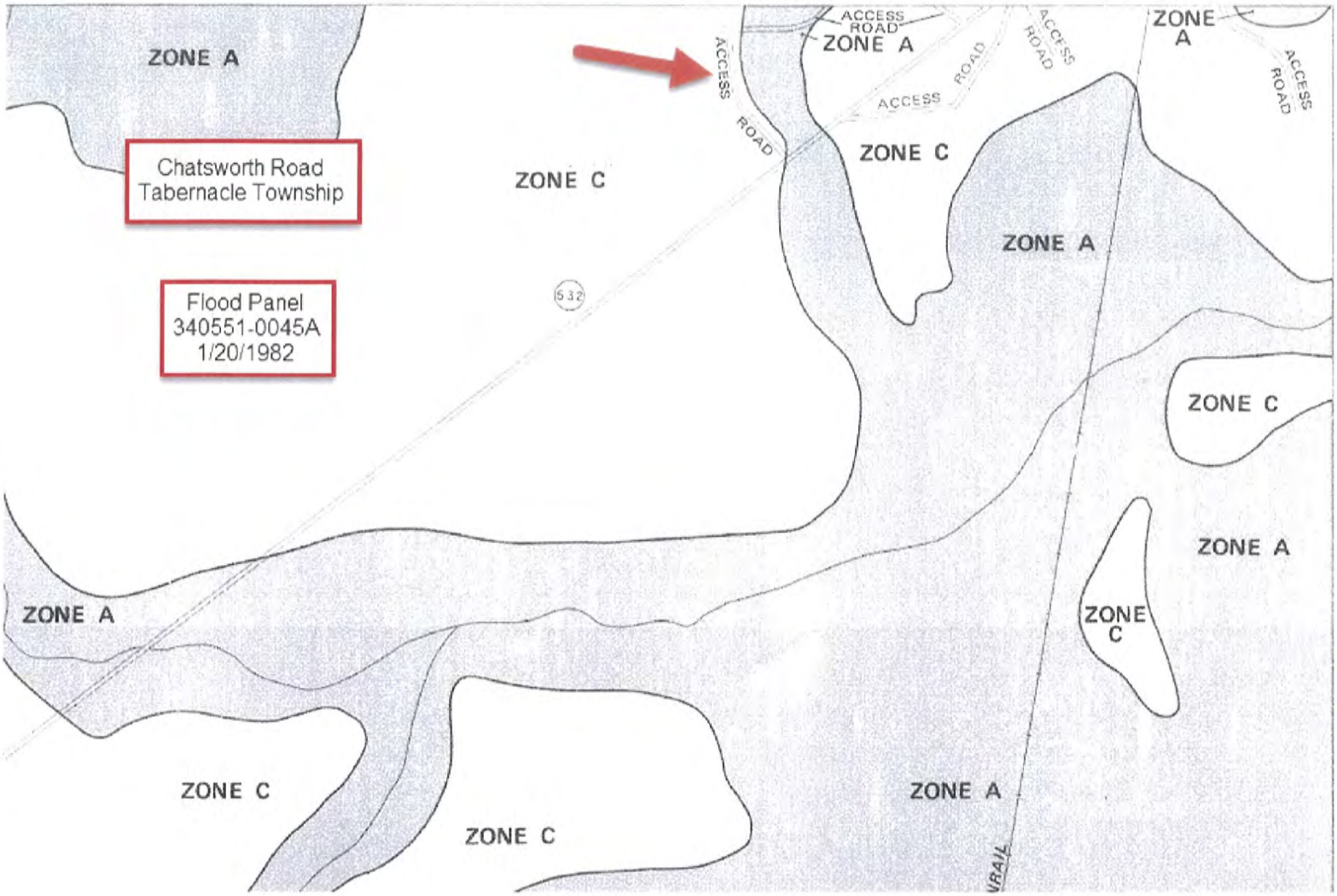
Chatsworth Road, Tabernacle Township – taken 8/23/2017

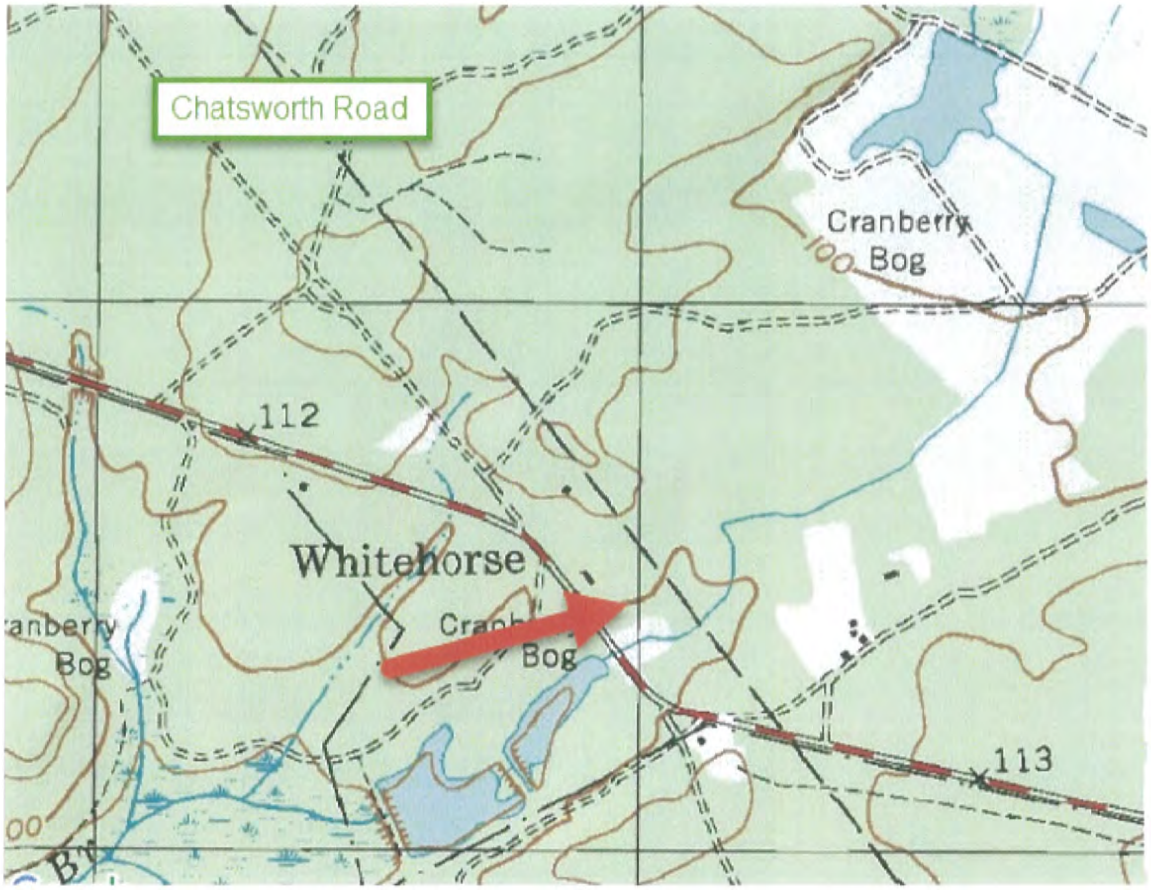

Woodland Township
Block 801 Lot 82
77.01
4.53 Ac.±
79
11.96 Act
80
20.60 Act
81
2.71 Act
82
4.4 Ac. (D)
83
5.10 Ac
83.01
83.02
WHITE HORSE
75
7.47 Act

Tabernacle Township
Block 1802, Lot 3
WHITE HORSE ROAD
1803
4.9 AC.
25.2 AC.
3
bog
1.02
2
3.44 AC.
02
CHATSWORTH ROAD
SEE SHEET 22
WHITE HORSE-SPEEDWELL RD.
40.8 AC.
bog
2

Wetlands Mapping
Woodland Township
Block 801 Lot 82
1
Tabernacle Township
Block 1802 Lot 3


FankA
LashB
WATER
AtsA
Tabernacle Township
WATER
WobhB
AtsA
Chatsworth Rd
CHATSWORTH ROAD
Roberts Branch
Google


ZONE A
Chatsworth Road
Tabernacle Township
Flood Panel
340551-0045A
1/20/1982
ZONE C
ACCESS ROAD
ZONE A
ACCESS ROAD
ACCESS ROAD
ACCESS ROAD
ZONE C
ZONE A
ZONE A
ACCESS ROAD
ZONE C
ZONE A
ZONE C
ZONE A
ZONE C
ZONE C
ZONE A
TRAIL

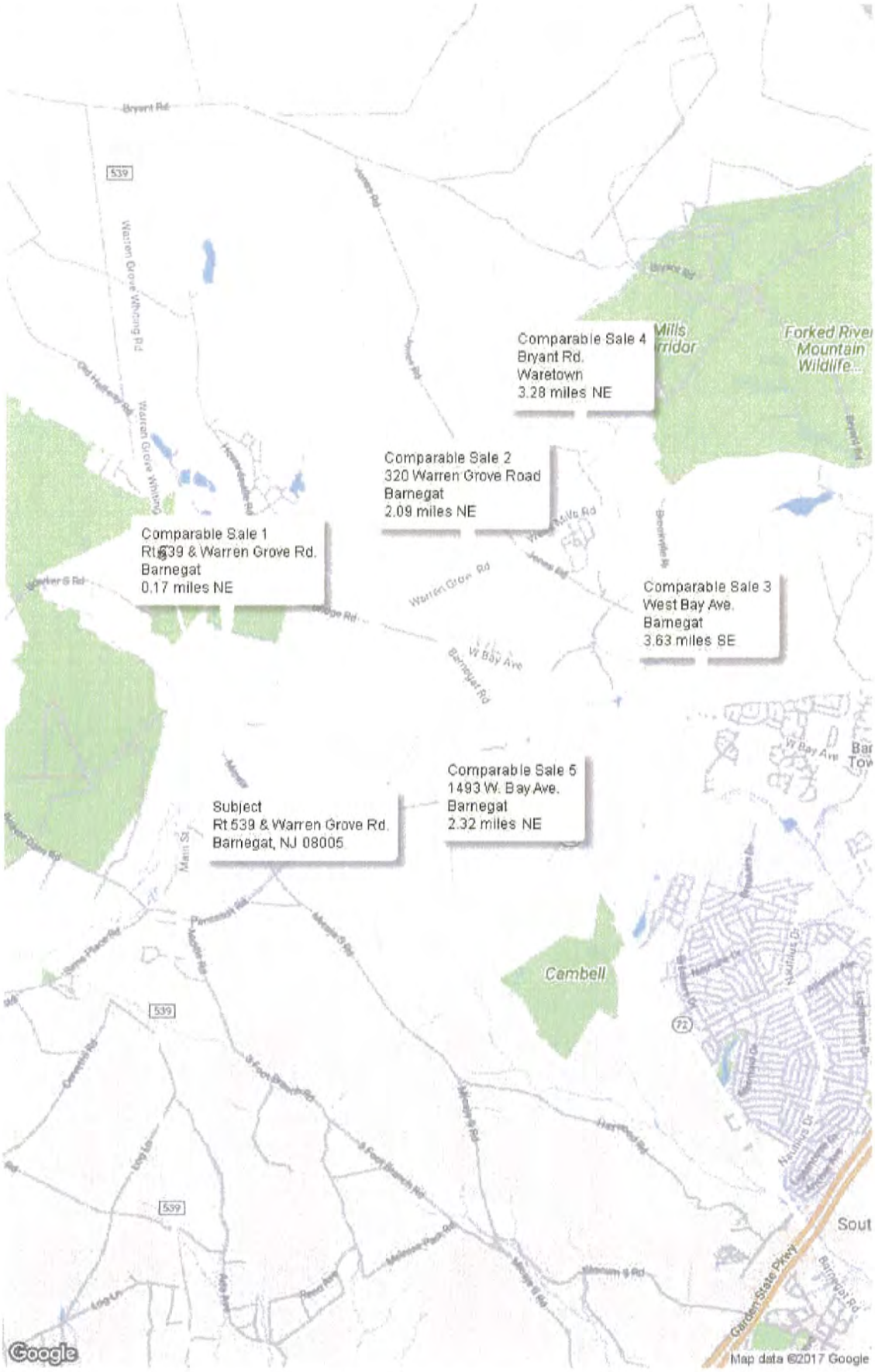

Chatsworth Road
Cranberry
Bog
100
112
Whitehorse
Bog
113

Pinelands Development Credit Bank
PDC Sales Report
7/1/2016 - 6/20/2017

Certificate Number	Pdc Value	Date Dispatched	First Sale	Pdcs Dispatched	Number of Rights Sold	Private or Public Sale	Total Consideration	Selling Price Per Right
2278	0.75	7/29/2016	Yes	0.25	1	Private	$9,500	$9,500
1585	0.25	8/8/2016	No	0.25	1	Private	$8,500	$8,500
1647	1.50	8/8/2016	No	1.50	6	Private	$51,000	$8,500
2470	0.25	8/8/2016	No	0.25	1	Private	$12,000	$12,000
2471	1.25	8/8/2016	No	1.25	5	Private	$60,000	$12,000
2458	0.25	8/9/2016	No	0.25	1	Private	$8,500	$8,500
2459	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2460	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2461	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2462	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2463	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2464	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2465	0.75	8/9/2016	No	0.75	3	Private	$25,500	$8,500
2468	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2469	0.75	8/9/2016	No	0.75	3	Private	$25,500	$8,500
2715	0.25	2/27/2017	Yes	0.25	1	Private	$4,500	$4,500
2626	0.25	4/19/2017	Yes	0.25	1	Private	$10,000	$10,000
2687	0.25	4/28/2017	Yes	0.25	1	Private	$8,500	$8,500
2686	1.00	6/14/2017	Yes	1.00	4	Private	$32,000	$8,000
2688	0.25	6/14/2017	Yes	0.25	1	Private	$8,000	$8,000
2705	0.25	6/14/2017	Yes	0.25	1	Private	$8,000	$8,000
Total Rights Sold: 58				**Total Sales:**				**$509,500**
Number of Certificates Sold: 21				**Average Sale Price Per Right:**				**$8,784**

LOCATION MAP – FA

Borrower:		File No.: **17-113-.02**
Property Address: **Rt 539 & Warren Grove Rd.**		Case No.:
City: **Barnegat**	State: **NJ**	Zip: **08005**
Lender:		



Sale No. 1

Property Identification	
Record ID	Bar-414
Property Address	Rt. 539 & Warren Grove Rd, Barnegat & Stafford Townships, Ocean County, NJ 08005
Tax ID	Barnegat Twp. - Block 51, Lot 10, Block 50, Lots 5 & 9 Stafford Twp. - Block 2 Lot 9
Project Name	N/A
Sale Data	
Grantor	Railroad Road LLC
Grantee	County of Ocean
Sale Date	December 23, 2014
Deed Book/Page	15974/95
Conditions of Sale	Arm's Length
Financing	Typical Market
Verification	Grantee/Deed
Sale Price	$1,250,000
Cash Equivalent	$1,250,000
Adjusted Price	$1,250,000
Sale Price/Acre	$7,838
Sale Price/Lot	$125,000/potential 10 lots on existing roads
Sale History	No prior sales in the prior five years.
Land Data	
Zoning	PF- Preservation Forest Pinelands – Barnegat PA- Preservation Area – Barnegat FA – Forest Area - Stafford
Utilities	Electric, septic and well needed
Flood Plain	Zone X & A
Highest and Best Use	PA zone – Passive Recreation/ Conservation Forest zones – Clustered 10 one acre single family sites
Access	Route 539 & Warren Grove Road
Easements	Road widening easement along Route 539
Land Size Information	
Land Size	269.49± acres – Total - 117± acres (43%) wetlands 127.88± acres – Preservation Area 141.61± acres – Forest Area
Front Footage	3,500'± on both sides of Route 539 and 1,866'± on west side of Warren Grove Rd.

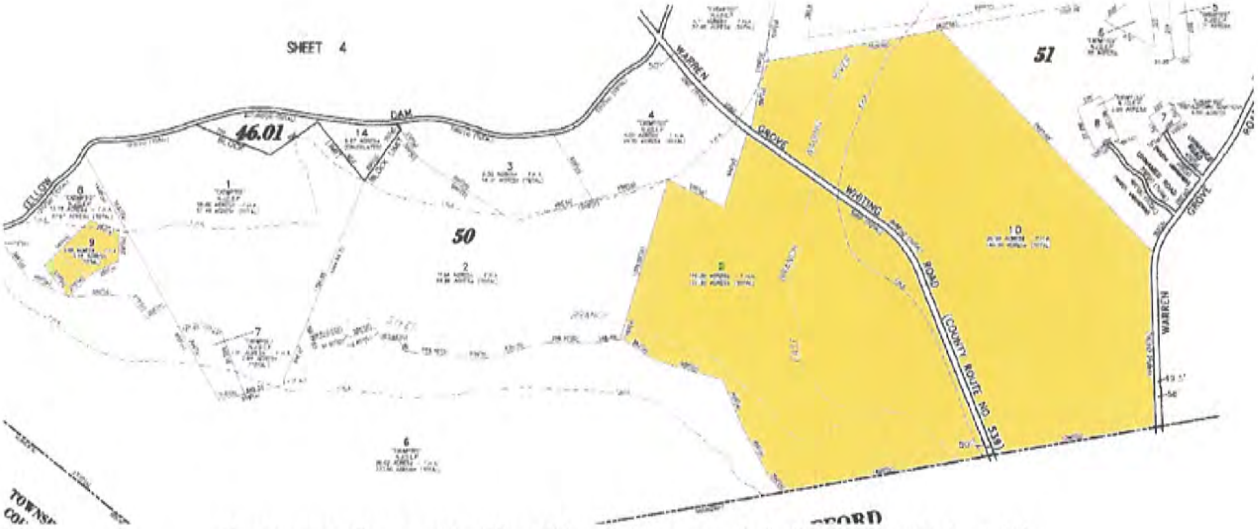
Remarks

The .25 PDC credits were severed 6/25/2007 – Deed 13736/214. The property can accommodate the mandatory clustering to 1 acre lots outside wetlands and buffers on Warren Grove Road, with minor variances for site widths in Barnegat and lot size in Stafford.

Comp Photograph

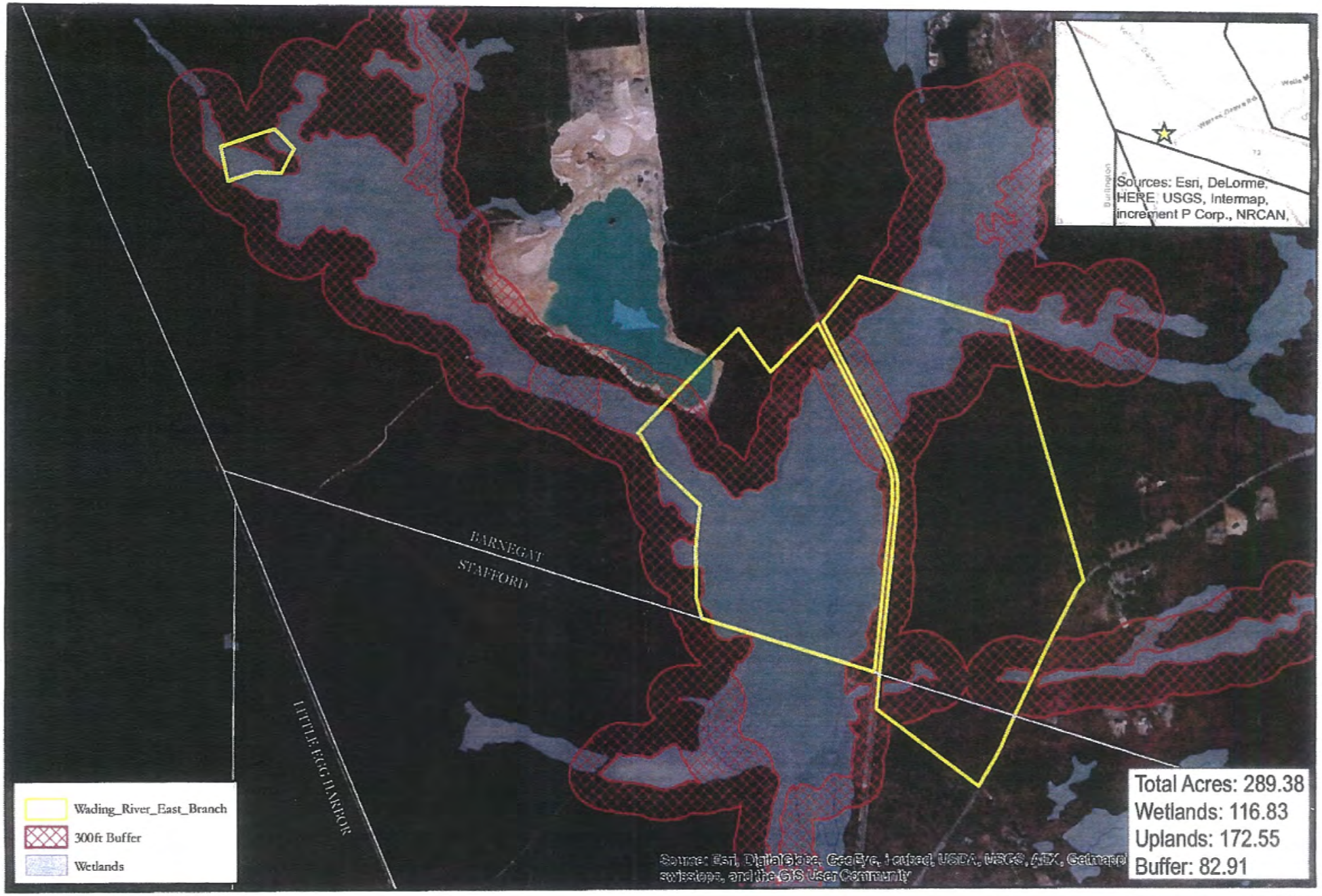
Route 539, Barnegat Township-Taken 7/19/2017 by Robert Kirwan

Tax Maps



Barnegat Township Tax Block 50 Lots 5 & 9, Block 51 Lot 10

Stafford Township Tax Block 2 Lot 6



WADING RIVER EAST BRANCH
BLOCKS:50;51/2 LOTS:5,9;10/6
BARNEGAT & STAFFORD TOWNSHIPS

0 625 1,250 2,500 Feet

Creator: Ocean County Department of Planning GIS
Name: Michael Georgalas
Date: 03/26/2014
Contact: (732) 929-2054

N W E S

NOTES:

on is referenced to:

following plans.

"BOUNDARY SURVEY, EASTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 10 & PART OF LOT 3, & 4 BLOCK: 51 TOWNSHIP OF BARNEGAT, LOT: 8 BLOCK: 2 TOWNSHIP OF STAFFORD, SITUATE: COUNTY OF OCEAN, NEW JERSEY" prepared by JTS Engineers and Land Surveyors, Inc. dated January 18, 2006 and last revised January 30, 2006.

"BOUNDARY SURVEY, WESTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 5 BLOCK: 50 PLATE: 1 TOWNSHIP OF BARNEGAT, SITUATE: COUNTY OF OCEAN, NEW JERSEY" prepared by JTS Engineers and Land Surveyors, Inc. dated October 15, 2005.

"LOT 12, BLOCK 46, LOT 8, BLOCK 50, BARNEGAT TOWNSHIP, OCEAN COUNTY, N.J., STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long Engineering & Surveying Company, dated August 31, 1988

: 13092, Page 868.

mitment for Title Insurance, File No. AT-56170, issued by Allstate Title Agency, LLC on July 2014.

negat Township Tax Map Sheet No. 8 & 10.

fford Township Tax Map Sheet No. 1 & 2.

actual field survey performed on the ground by DW Smith Associates, LLC personnel on ember 7, 2014.

round improvements and/or underground encroachments, if any, are not shown hereon.

operty has not been reviewed for any State of New Jersey Tideland Claims that may ec this property.

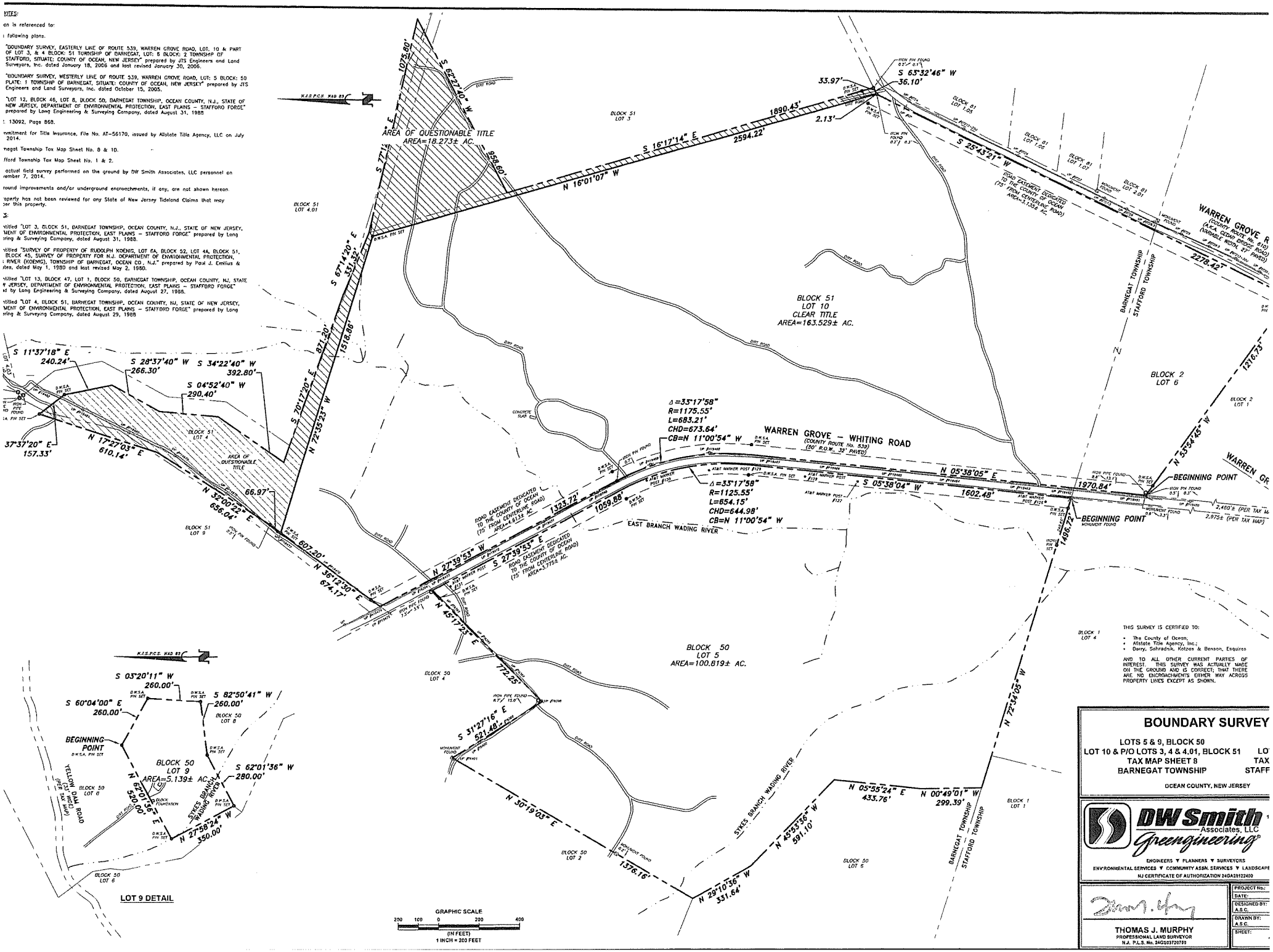
S:

titled "LOT 3, BLOCK 51, BARNEGAT TOWNSHIP, OCEAN COUNTY, N.J., STATE OF NEW JERSEY, MENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long ring & Surveying Company, dated August 31, 1988.

titled "SURVEY OF PROPERTY OF RUDOLPH KOENIG, LOT 6A, BLOCK 52, LOT 4A, BLOCK 51, BLOCK 45, SURVEY OF PROPERTY FOR N.J. DEPARTMENT OF ENVIRONMENTAL PROTECTION, RIVER (KOENIG), TOWNSHIP OF BARNEGAT, OCEAN CO., N.J." prepared by Paul J. Emilius & ates, dated May 1, 1980 and last revised May 2, 1980.

titled "LOT 13, BLOCK 47, LOT 1, BLOCK 50, BARNEGAT TOWNSHIP, OCEAN COUNTY, NJ, STATE W JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" d by Long Engineering & Surveying Company, dated August 27, 1988.

titled "LOT 4, BLOCK 51, BARNEGAT TOWNSHIP, OCEAN COUNTY, NJ, STATE OF NEW JERSEY, MENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long ring & Surveying Company, dated August 29, 1988



THIS SURVEY IS CERTIFIED TO:

- The County of Ocean,
- Allstate Title Agency, Inc.;
- Berry, Sahradnik, Kotzas & Benson, Esquires

AND TO ALL OTHER CURRENT PARTIES OF INTEREST. THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT; THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

BOUNDARY SURVEY

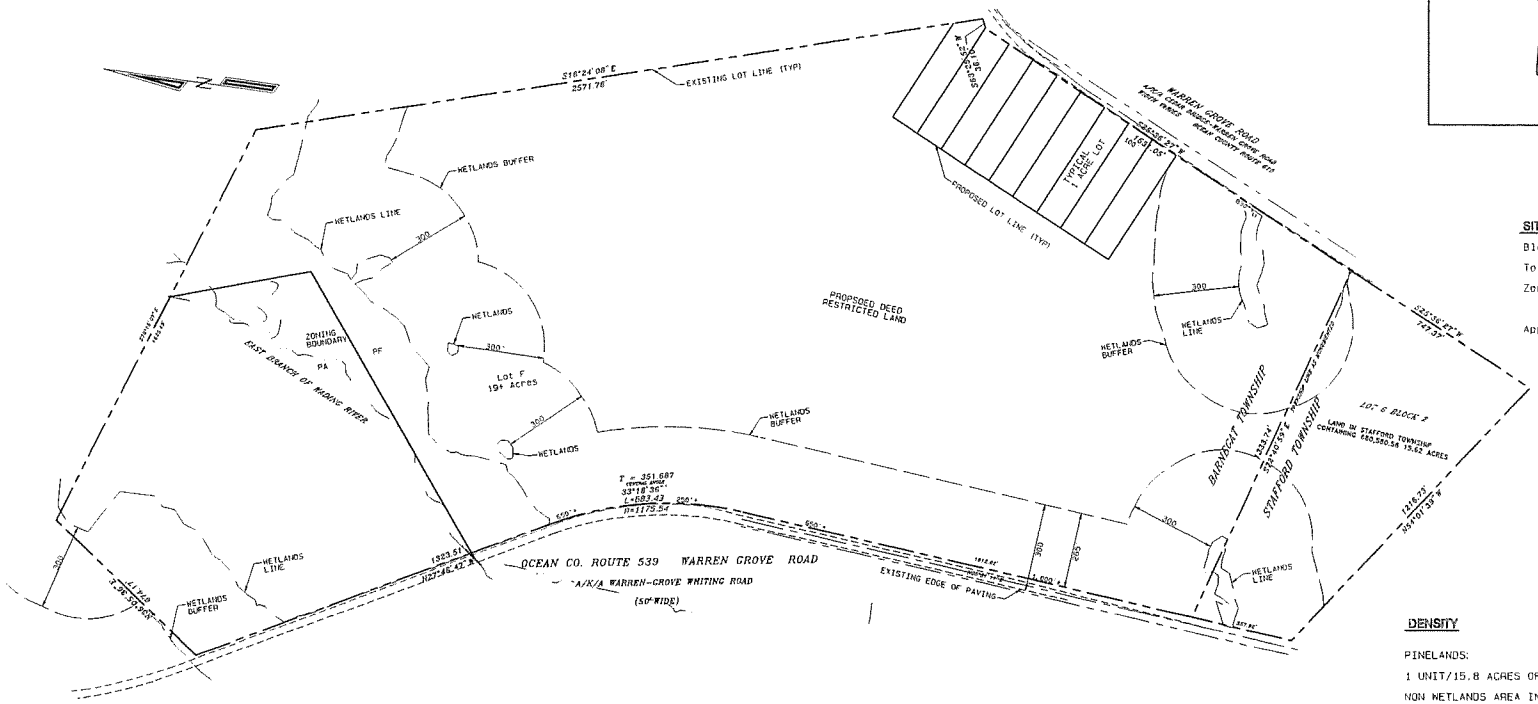
LOTS 5 & 9, BLOCK 50
LOT 10 & P/O LOTS 3, 4 & 4.01, BLOCK 51
TAX MAP SHEET 8
BARNEGAT TOWNSHIP

OCEAN COUNTY, NEW JERSEY

DW Smith Associates, LLC
Greenengineering
ENGINEERS ▼ PLANNERS ▼ SURVEYORS
ENVIRONMENTAL SERVICES ▼ COMMUNITY ASSN. SERVICES ▼ LANDSCAPE
NJ CERTIFICATE OF AUTHORIZATION 24GA28122400

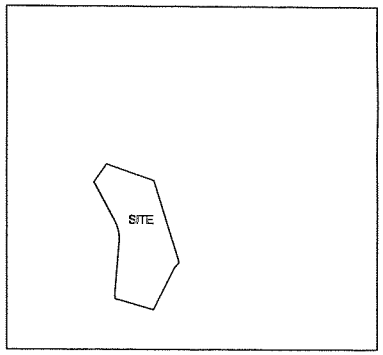
THOMAS J. MURPHY
PROFESSIONAL LAND SURVEYOR
N.J. P.L.S. No. 24GS03720700

PROJECT No.:
DATE:
DESIGNED BY: A.S.C.
DRAWN BY: A.S.C.
SHEET:



NOTES:

1. Boundary and Wetlands information taken from plan entitled "BOUNDARY SURVEY, EASTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 10 & PART OF LOT 3 & 4 BLOCK: 51, TOWNSHIP OF BARNEGAT, LOT: 6, BLOCK: 2, TOWNSHIP OF STAFFORD, SITUATE COUNTY OF OCEAN, NEW JERSEY", prepared by JTS Engineers and Land Surveyors, Inc., James T. Sapio, PLS, NJ License No. 17780, dated 01/18/06, last revised 12/18/08.
2. 9 - One Acre Single Family lots are proposed.
3. The remaining lands are to be permanently deed restricted to prohibit future development.
4. Not all wetlands within 300 feet of the property have been mapped on this Subdivision Plan.



KEY MAP

SCALE: 1"= 2000'

SITE DATA

Block and Lot: Block 51, Lot 10

Total Area: 150.77 Acres

Zoning: PA - Preserved Area
PF - Preserved Forest Pinelands

Applicant/Owner: Railroad Road, LLC
112 Haddontowne Court
Suite 101
Cherry Hill, NJ 08034
(856) 354-8330

DENSITY

PINELANDS:

1 UNIT/15.8 ACRES OF NON WETLANDS

NON WETLANDS AREA IN PF ZONE = 115 ACRES

ALLOWABLE DENSITY = 115 ACRES/15.8 ACRES/UNIT = 7.28 UNITS

DENSITY BONUS = 25%

ALLOWABLE DENSITY = 9 UNITS

BARNEGAT

1 UNIT/17 ACRES OF LAND

LAND AREA IN PF ZONE = 124 ACRES

ALLOWABLE DENSITY = 124 ACRES/17 ACRES/UNIT = 7.29 UNITS

DENSITY BONUS = 25% =

ALLOWABLE DENSITY = 9 UNITS

GRAPHIC SCALE 1"=200

0 200 400 600

REVISIONS	CHK	REVISIONS	CHK
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

Edmond C. Speitel
Professional Engineer
N.J. License No. 27059
Date

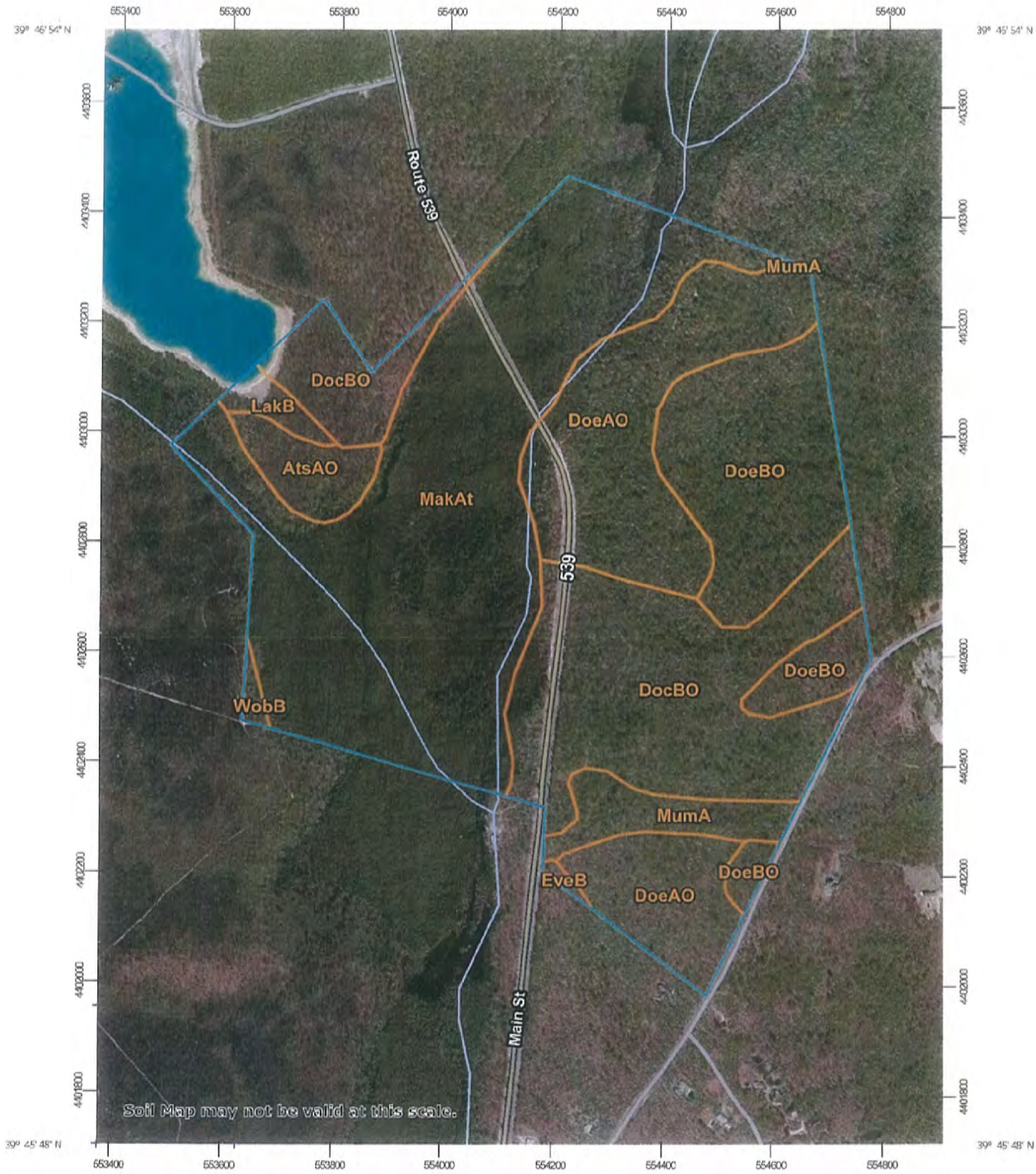
SPEITEL AND SPEITEL, INC.
STRATEGIC PLANNERS, CIVIL ENGINEERS, AND ENVIRONMENTAL PERMIT CONSULTANTS
2 EASTWICK DRIVE SUITE 102 GIBBSBORO, NEW JERSEY 08026

BLOCK 51, LOT 10
SITUATE
BARNEGAT TOWNSHIP
OCEAN COUNTY
NEW JERSEY

SUBDIVISION PLAN

CHECK:
CONTRACT: 1575
DATE: 9/12/12
SCALE: 1"= 200'
REVISION: 0
SHEET: 1

Soil Map—Ocean County, New Jersey
(Barnegat Twp. Blk. 50 Lots 5 & 9 Blk. 51 Lot 10 Stafford Twp. Blk 2 Lot 6)



Map Scale: 1:9,890 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 100 200 400 600

Feet: 0 450 900 1800 2700

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ocean County, New Jersey
Survey Area Data: Version 14, Sep 28, 2016

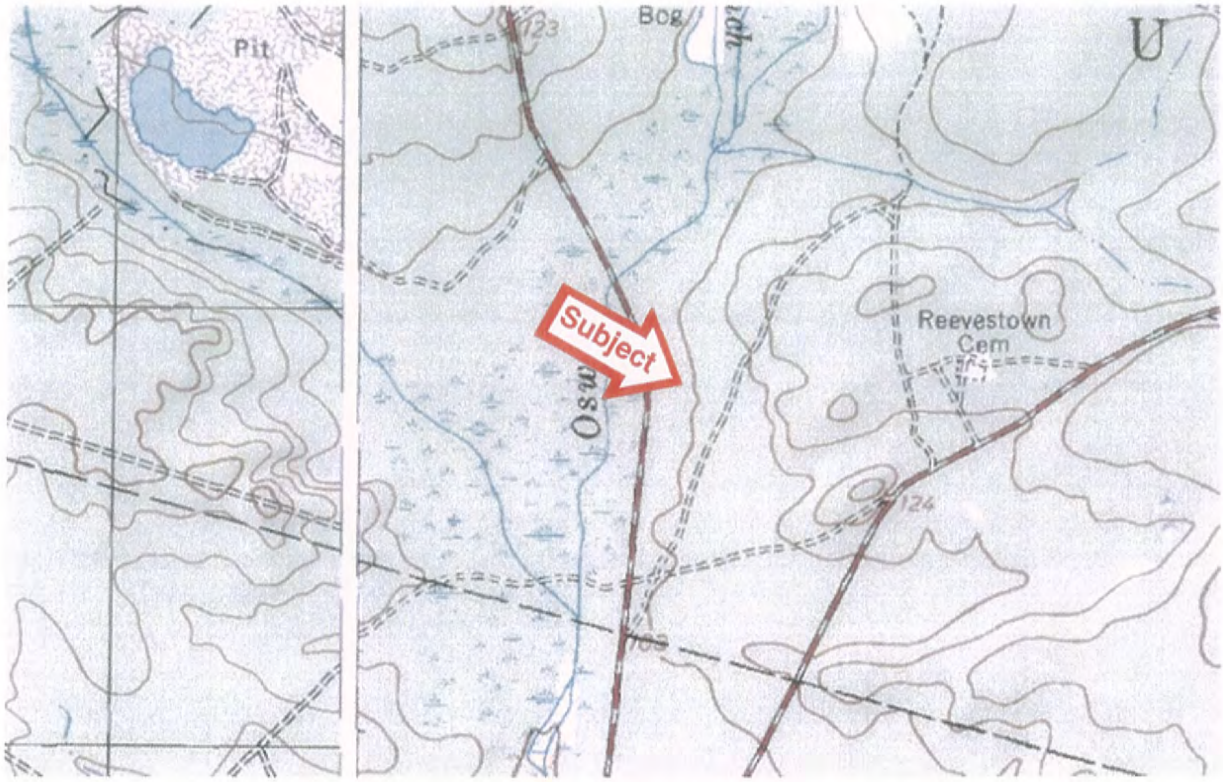
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 25, 2011—Mar 26, 2011

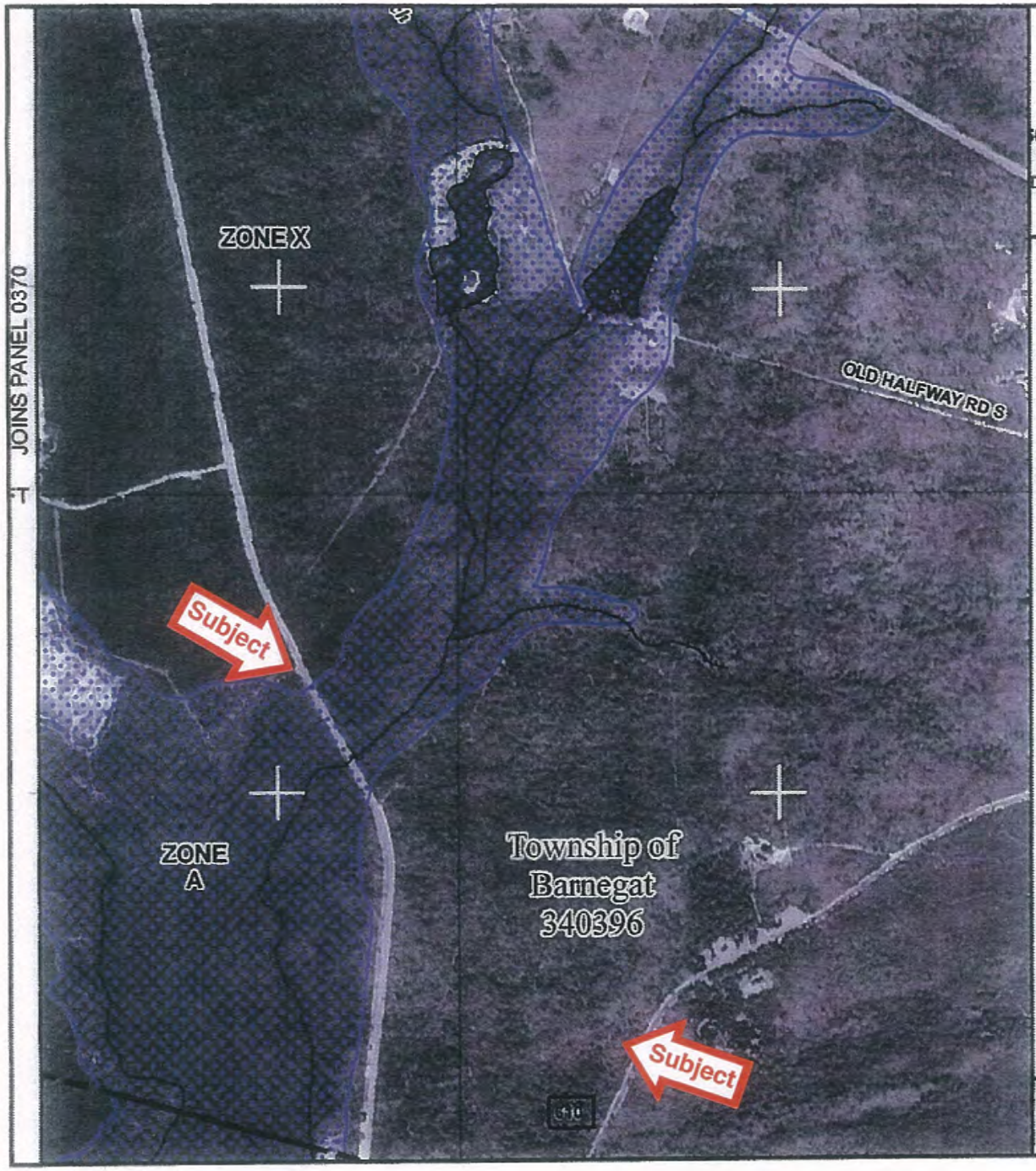
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Ocean County, New Jersey (NJ029)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	7.4	2.6%
DocBO	Downer loamy sand, 0 to 5 percent slopes, Northern Tidewater Area	62.7	22.2%
DoeAO	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	52.4	18.6%
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	39.3	13.9%
EveB	Evesboro sand, 0 to 5 percent slopes	0.5	0.2%
LakB	Lakehurst sand, 0 to 5 percent slopes	2.9	1.0%
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	106.7	37.8%
MumA	Mullica sandy loam, 0 to 2 percent slopes	9.0	3.2%
WobB	Woodmansie sand, 0 to 5 percent slopes	1.0	0.4%
Totals for Area of Interest		**282.0**	**100.0%**



Topography Map
Tract 1 – Block 50, Lot 5; Tract 3 – Block 51, Lot 10 – Barnegat Township
Tract 4 – Block 2, Lot 6 – Stafford Township



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0390F

FIRM

FLOOD INSURANCE RATE MAP

OCEAN COUNTY,
NEW JERSEY
(ALL JURISDICTIONS)

PANEL 390 OF 611

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BARNEGAT, TOWNSHIP OF	340396	0390	F
OCEAN, TOWNSHIP OF	340510	0390	F
STAFFORD, TOWNSHIP OF	340393	0390	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
34029C0390F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Sale No. 2

Property Identification

Record ID	120
Property Address	320 & 340 Warren Grove Road, Barnegat, Ocean, NJ
Tax ID	Block 54, Lots 6.04 & 6.05

Sale Data

Grantor	Walter W. Deetz
Grantee	Joseph Odoardo
Sale Date	December 23, 2014
Deed Book/Page	15978/1494
Conditions of Sale	Arm's Length
Financing	Typical Market
MLS #	Lot 6.05 (aka 320 Warren Grove Rd.) - #21325875 Lot 6.04 (aka 340 Warren Grove Rd.) - #21325878
Days on Market	502
Contract Date	12/10/2014
Verification	Broker/Deed
Sale Price	$255,000 (both lots)
Cash Equivalent	$255,000
Adjusted Price	$255,000
Sale History	N/A

Land Data

Zoning	PF Preserved Forest Zone (17 acre minimum)
Utilities	Electric, telephone, septic and well
Flood Plain	No
Highest and Best Use	Single Family development
Access	2 lane County road
Easements	See below comments

Land Size Information

Land Size	42.280 acres or 1,841,717 sq. ft.
Front Footage	2,126'

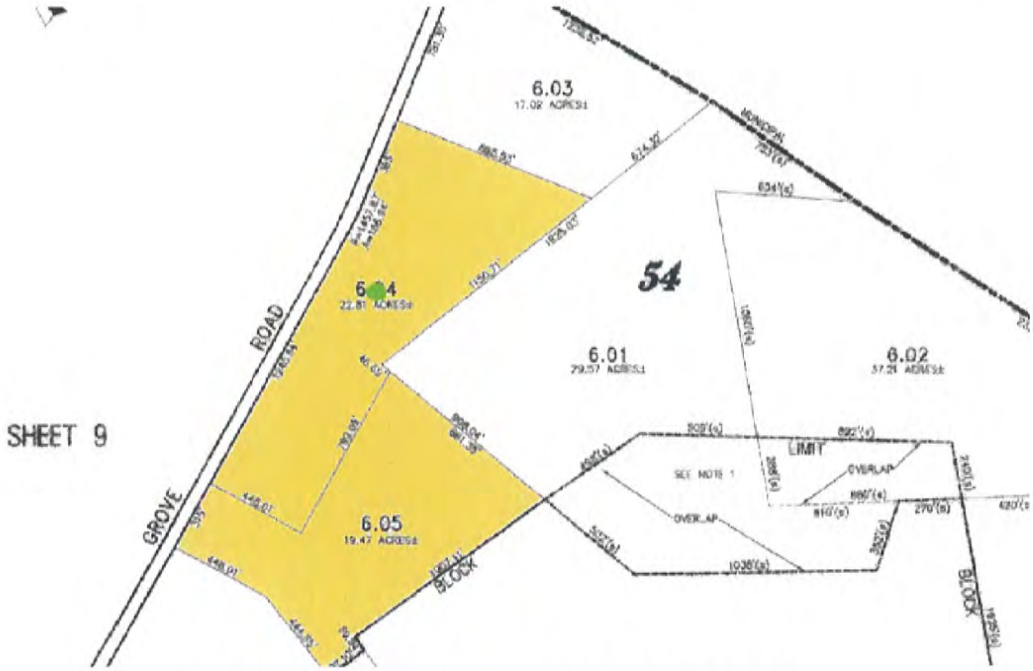
Remarks

Both lots were listed in MLS as buildable single family sites with Pinelands Commission approval. Both lots had conservation easements for threatened and endangered species with developable area limited to 1 acre area.

COMP PHOTOGRAPH

320 & 340 Warren Grove Road, Barnegat – taken 3/10/2015 by Robert Kirwan

Tax Map



Barnegat Township Tax Block 54 Lots 6.04 and 6.05

320 Warren Grove Road, Barnegat

Wetlands

Results

1 Municipal Code: 1501, Block: 54, Lot: 6.05, Owner: DEETZ, WALTER W % WILLIAM DEETZ

Legend

GeoWeb

- Wetlands (2012)
- Parcels Data (Block and Lot)
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
- Counties

Mid-Atlantic States

- New Jersey
- Other Mid-Atlantic States

Map Printed On {2016-06-23 16:23}

340 Warren Grove Road, Barnegat

Wetlands

Results

1 Municipal Code: 1501, Block: 54, Lot: 6.04, Owner: DEETZ, WALTER W % WILLIAM DEETZ

Legend

GeoWeb
- Wetlands (2012)
- Parcels Data (Block and Lot)
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
- Counties

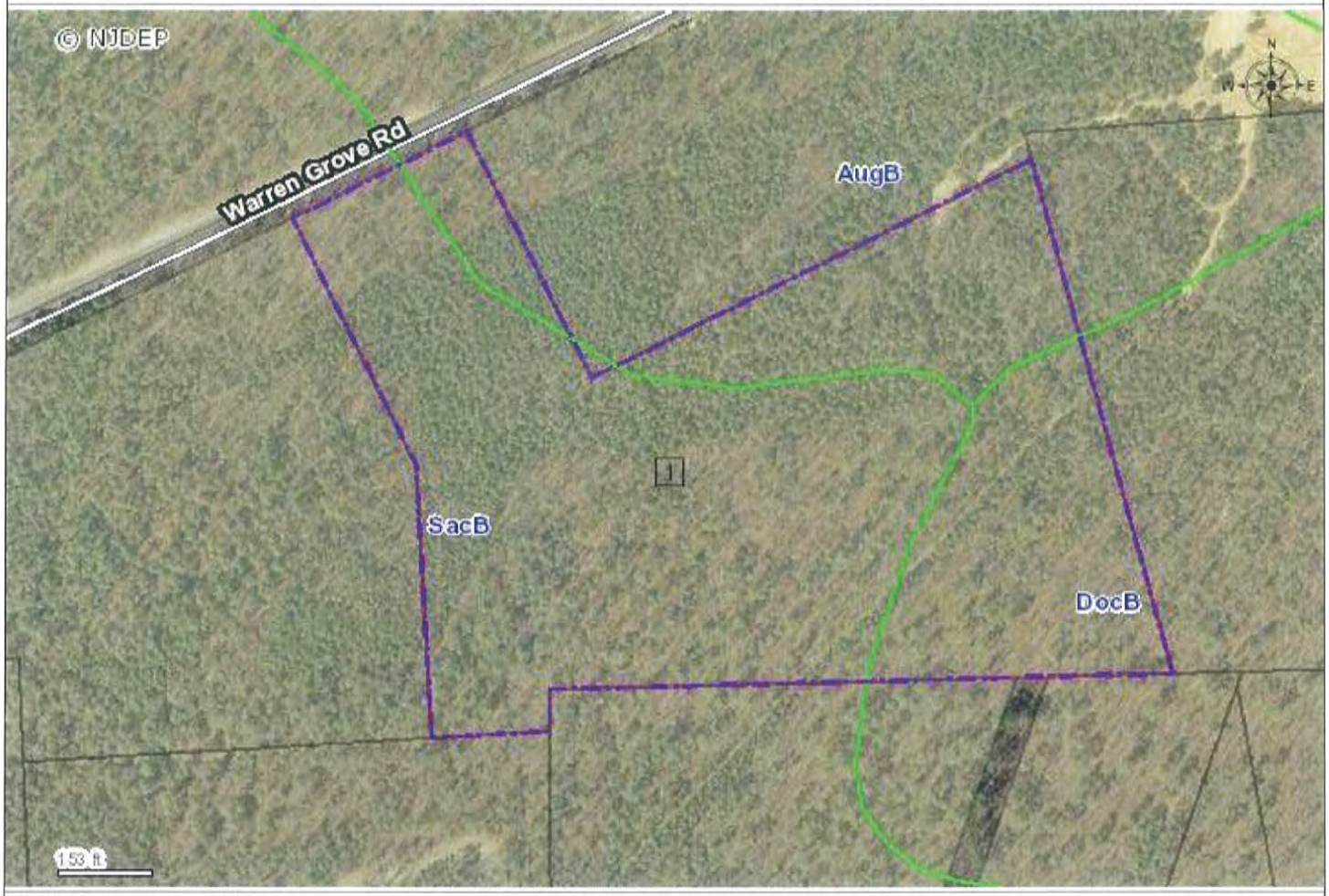
Mid-Atlantic States
- New Jersey
- Other Mid-Atlantic States

Comments Deed includes Block 54 Lots 6.04 and 6.05

Map Printed On {2016-06-23 16:35}

320 Warren Grove Road, Barnegat

Soils



Results

1 Municipal Code: 1501, Block: 54, Lot: 6.05, Owner: DEETZ, WALTER W % WILLIAM DEETZ

Legend

GeoWeb

- Soils (SSURGO)
- Parcels Data (Block and Lot)
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
- Counties

Mid-Atlantic States

- New Jersey
- Other Mid-Atlantic States

Map Printed On {2016-06-23 16:26}

340 Warren Grove Road, Barnegat

Soils

Results

1 Municipal Code: 1501, Block: 54, Lot: 6.04, Owner: DEETZ, WALTER W % WILLIAM DEETZ

Legend

GeoWeb

- Soils (SSURGO)
- Parcels Data (Block and Lot)
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
- Counties

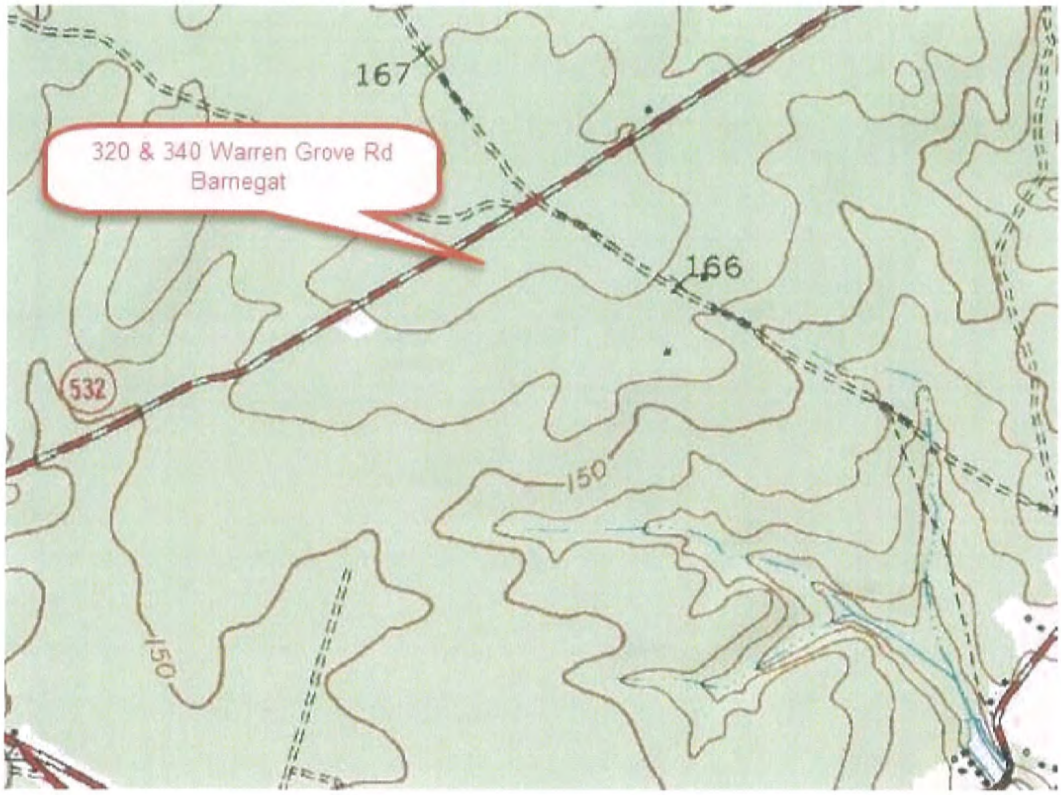
Mid-Atlantic States

- New Jersey
- Other Mid-Atlantic States

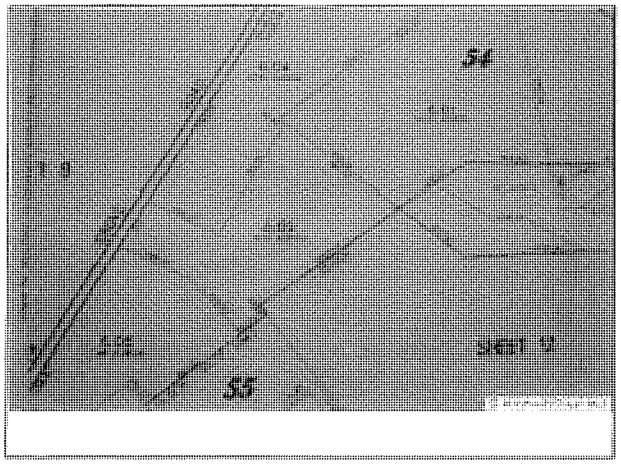
Comments Deed includes Block 54 Lots 6.04 and 6.05

Map Printed On {2016-06-23 16:33}

320 & 340 Warren Grove Road,
Barnegat Township
Flood Panel
34029C0390F
9/29/2006
ZONE
A
East Branch
Wading River
Township of
Ocean
340518
TOWNSHIP OF OCEAN
TOWNSHIP OF BARNEGAT
632
JONES RD
OLD HALFWAY RD S


320 & 340 Warren Grove Rd
Barnegat
167
166
532
150
150

21325875 Land/Lots **320 Warren Grove Rd, Barnegat, NJ 08005** **LP:$138,10**



Status:	Closed 12/29/2014	**% Bldg Coverage:**	
Property Sub-Type:	Residential Land	**Acreage:**	19.47
County:	Ocean	**Farm**	No
Municipality:	Barnegat (BAR)	**Assessed:**	
Area/Section:	Barnegat Twp	**For Lease:**	No
Complex/Subdivision:	Barnegat	**Lot Dimensions:**	IRREGULAR
Elementary School:		**Zoning:**	Residential
Middle School:		**Min Lot Area (Zoning):**	
High School:		**Min Lot Ftg (Zoning):**	
Other Elementary:		**Minimum Bldg Sz (SqFt):**	
Other High:		**Minimum Lots P/Acre:**	
		Property Type:	Land/Lots
		Waterfront:	No
		Waterview:	No
		Directions:	Garden State Parkway South exit 69, Left onto Rt. 532, 5 miles, property on left past Jones Rd.

A Really Nice Piece Of Property On Warren Grove Road! Close To GSP Exit 69! Seclude Yourself In Privacy Yet Located Closed To Major Roads And Shopping/Beacl Property Has Pinelands Approval For 1 Single Family Home! 19.47 Total Acres! Buildable Lot! Septic & Well Required. Lot Is Not Sub-Dividable. OWNER FINANCIN(AVAILABLE TO QUALIFIED BUYER!

Asmnt - Improvements:	**Asmnt - Total:**	**Special Assessment:**	**Tax Year:**
Asmnt - Land:	**Deed Restricted:**		**Taxes:**

Electric: At Street
Gas: No Gas
Location: Rural
Lot Description: Irregular Lot; Wooded
Out Buildings: None

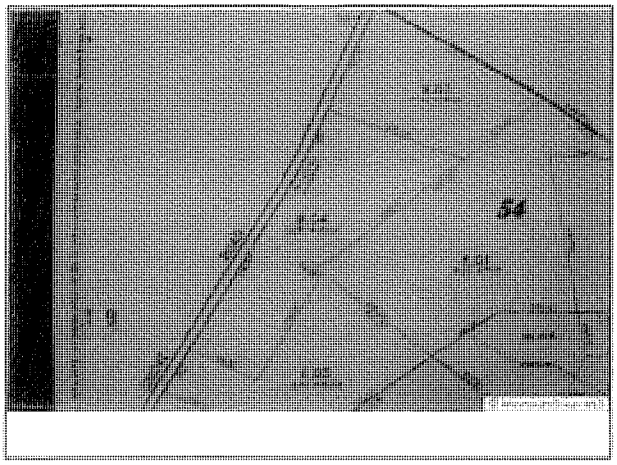
Financing:
Water/Sewer: Septic - Needed; Well - Needed

Days On Market: 502

DUC:
Sold Price: 127,500
Sold Date: 12/29/2014

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Robert W Kirwan on Friday, June 24, 2016 9:26 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

21325878 Land/Lots **340 Warren Grove Rd, Barnegat, NJ 08005** **LP:$149,80**



Status:	Closed 12/29/2014	**% Bldg Coverage:**	
Property Sub-Type:	Residential Land	**Acreage:**	22.81
County:	Ocean	**Farm Assessed:**	No
Municipality:	Barnegat (BAR)	**For Lease:**	No
Area/Section:	Barnegat Twp	**Lot Dimensions:**	IRREGULAR
Complex/Subdivision:	Barnegat	**Zoning:**	Residential
Elementary School:		**Min Lot Area (Zoning):**	
Middle School:		**Min Lot Ftg (Zoning):**	
High School:		**Minimum Bldg Sz (SqFt):**	
Other Elementary:		**Minimum Lots P/Acre:**	
Other High:		**Property Type:**	Land/Lots
		Waterfront:	No
		Waterview:	No
		Directions:	Garden State Parkway to exit 69, west 5 miles property on the left past Jones Rd.

A Really Nice Piece Of Property On Warren Grove Road! Close To GSP Exit 69! Seclude Yourself In Privacy Yet Located Closed To Major Roads And Shopping/Beac Property Has Pinelands Approval For 1 Single Family Home! 22.81 Total Acres! Buildable Lot! Septic & Well Required. Lot Is Not Sub-Dividable. OWNER FINANCIN AVAILABLE TO QUALIFIED BUYER!

Asmnt - Improvements: **Asmnt - Total:** 157,992 **Special Assessment:** **Tax Year:**2012
Asmnt - Land: 157,992 **Deed Restricted:** **Taxes:** 3,438

Electric: At Street
Gas: No Gas
Lot Description: Irregular Lot; Wooded
Out Buildings: None

Financing:
Water/Sewer: Septic - Needed; Well - Needed

Days On Market: 502

DUC:
Sold Price: 127,500
Sold Date: 12/29/2014

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Robert W Kirwan on Friday, June 24, 2016 9:26 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Sale No. 3

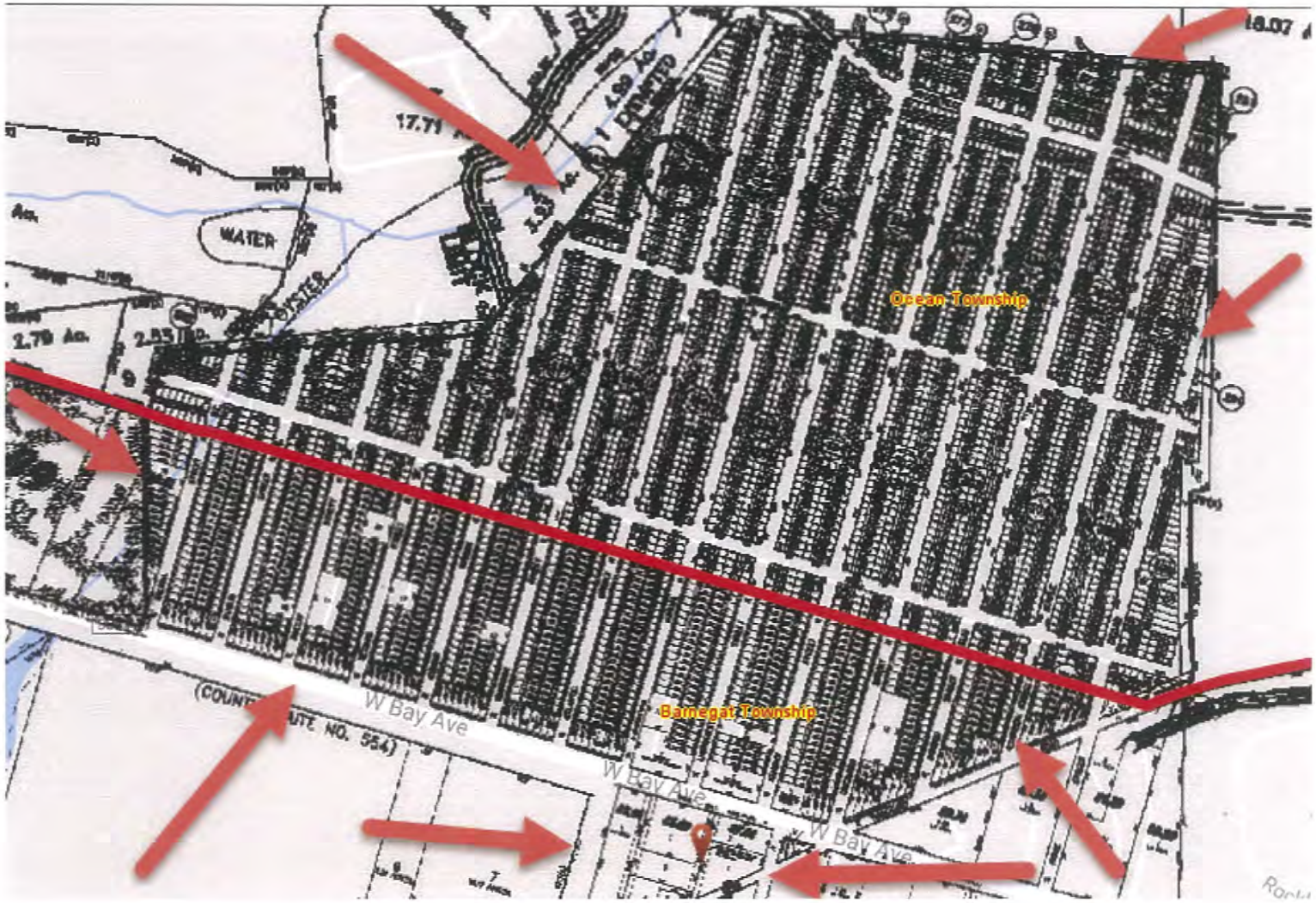
Property Identification	
Record ID	Bar-413
Property Address	West Bay Avenue, Barnegat & Ocean Townships, Ocean County, NJ 08005
Tax ID	Barnegat Twp. – Numerous blocks & lots Ocean Twp. - Numerous blocks & lots
Project Name	Ocean Heights – paper subdivision of 25'x100' lots
Sale Data	
Grantor	Lynette Land Co. Inc. & Stephen Keller
Grantee	County of Ocean
Sale Date	February 15, 2017
Deed Book/Page	16669/1595
Conditions of Sale	Arm's Length
Financing	Typical Market
Verification	Grantee/Deed
Sale Price	$635,000
Cash Equivalent	$635,000
Adjusted Price	$635,000
Sale Price/Acre	$7,149
Sale Price/Lot	$211,667/potential 3 lots on existing roads
Sale History	No prior sales in the prior five years.
Land Data	
Zoning	PF- Preservation Forest Pinelands – Barnegat RLAC- Residential Low/Adult Community – Barnegat Township F0 – Forest Area – Ocean Township
Utilities	Electric, septic and well needed
Flood Plain	Zone X
Highest and Best Use	3 single family lots on improved road frontage & passive recreation rear Ocean Twp. acreage
Access	West Bay Ave – County 2 lane moderate traffic roadway
Easements	None known
Land Size Information	
Land Size	88.82± acres (excluding paper streets) – Total - (5%) wetlands
Front Footage	1,500'± on improve West Bay Ave. + paper streets

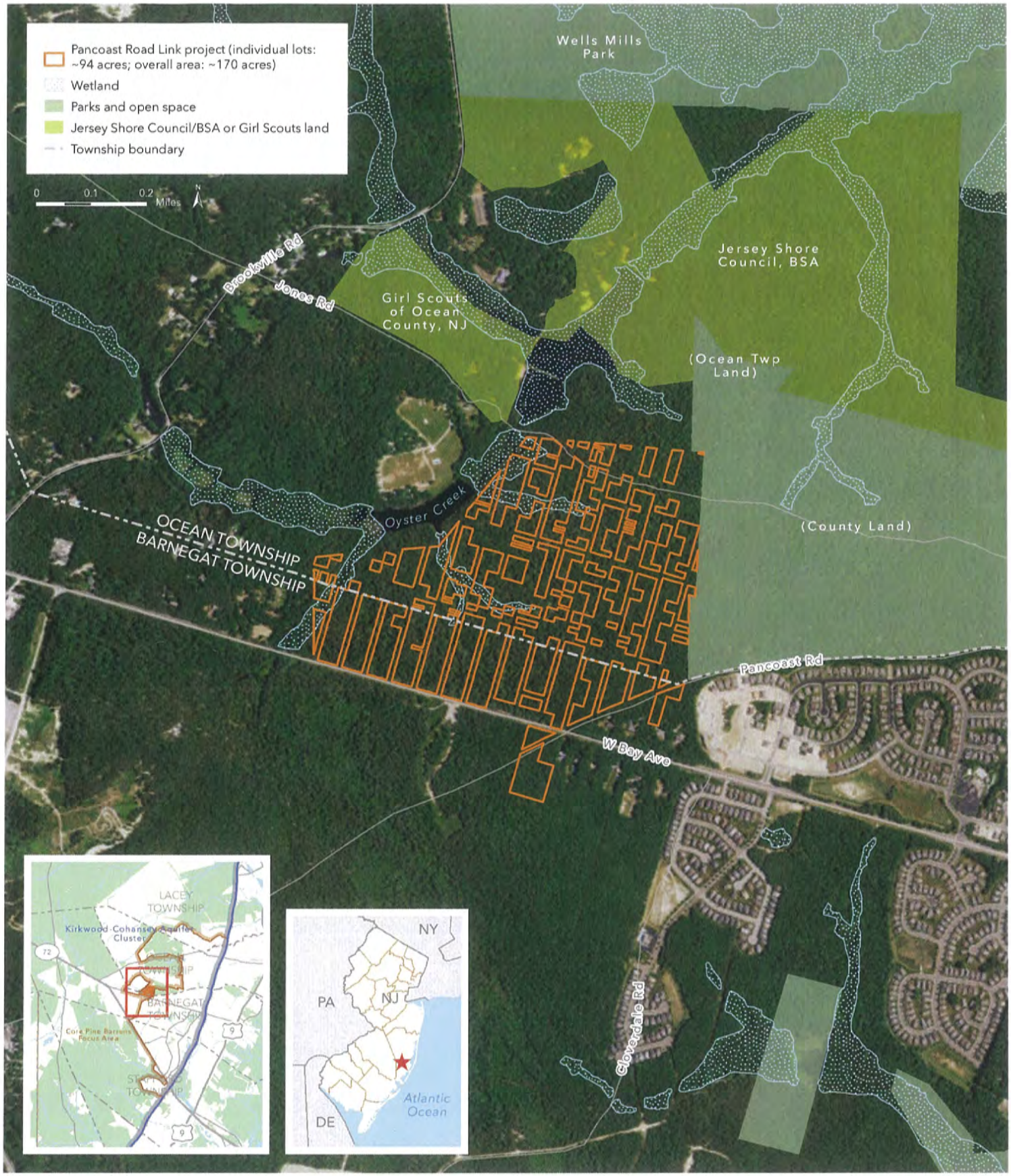
Remarks

The majority of the subject acreage is located in the Ocean Heights subdivision situated in two Townships, consisting of 1,500± 2,500 s.f. sites that are clustered in blocks separated by paper streets.

Comp Photograph

West Bay Avenue, Barnegat Township-Taken 6/18/2016 by Robert Kirwan


Ocean Township
Barnegat Township
W Bay Ave
W Bay Ave
W Bay Ave
WATER
17.71
2.79 Ac.



Pancoast Road Link

BARNEGAT AND OCEAN TOWNSHIPS, OCEAN COUNTY, NEW JERSEY

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THE TRUST FOR PUBLIC LAND

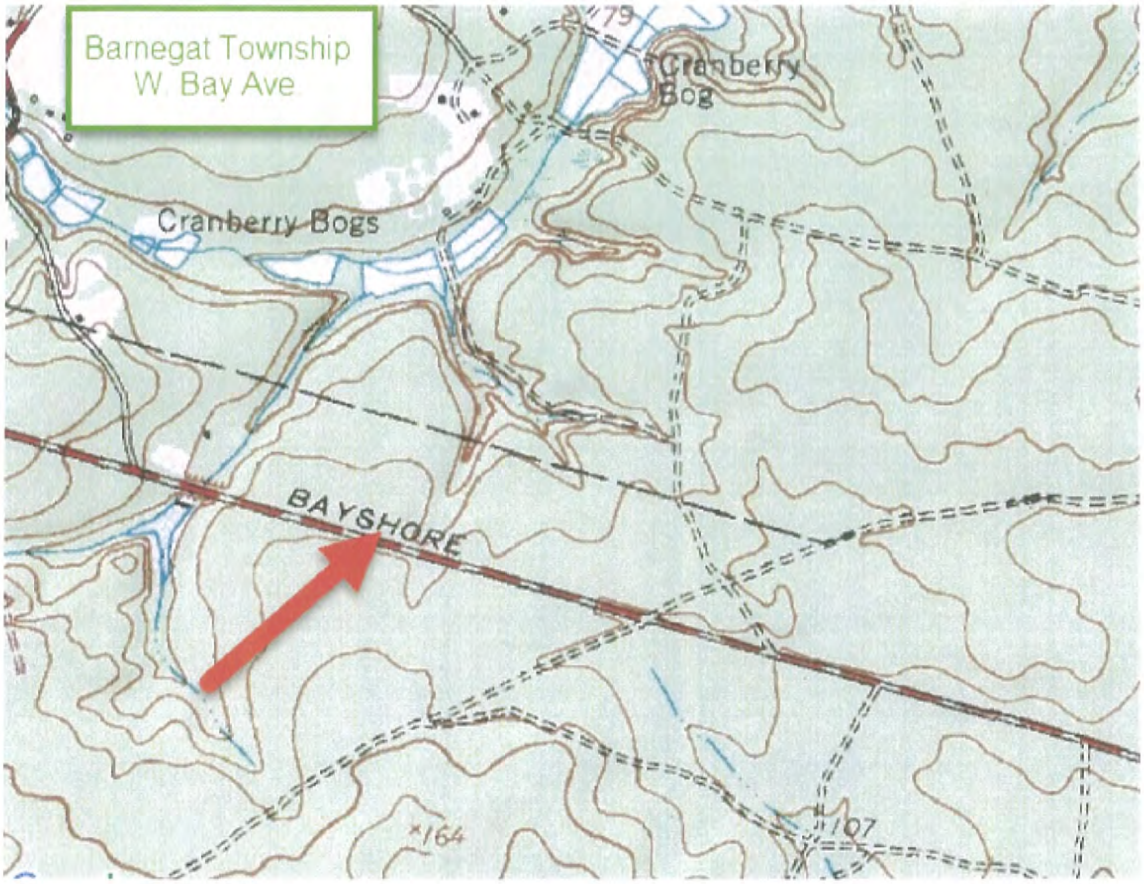
HboA
DocB
WATER
MakAt
Ocean Township
DocB
DocB
Barnegat Township
DoeB
W Bay Ave

FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: http://tinyurl.com/j4xwp5e

1000ft

USGS The National Map: Orthoimagery | National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | Print here instead: http://tinyurl.com/j4xwp5e Support: FEMAMapSpecialist@riskmapcds.com | USDA FSA, Microsoft | State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, NPS, US Census Bureau, USDA


Barnegat Township
W. Bay Ave.
Cranberry Bog
Cranberry Bogs
BAYSHORE
164
107

Land Sale No. 4

Property Identification

Record ID	6
Property Type	Conservation/Preservation
Address	Bryant Road (Rear), Lacey, Ocean County, New Jersey 08731
Tax ID	Lacey Township -Block 3400, Lots 12 & 14.01 Ocean Township - Block 11, Lot 6; Block 12, Lot 1

Sale Data

Grantor	Eaton Enterprises, LLC
Grantee	Evergreen Environmental, LLC
Sale Date	June 04, 2010
Deed Book/Page	14619/1221
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Verification	Grantee
Sale Price	$773,680
Cash Equivalent	$773,680
Adjusted Price	$773,680

Land Data

Zoning	FO / FA - Forest Area Zone, Forest Area
Topography	Rolling
Utilities	None
Shape	Irregular
Landscaping	Wooded
Highest and Best Use	Conservation/Preservation
Access	Landlocked
Environmental Hazard	Yes

Land Size Information

Gross Land Size	156.16 acres - Deed

Indicators

Sale Price/Gross Acre	$4,750
Sale Price/Gross SF	$0.11

Remarks

Site is situated in 2 townships, with approximately 152 acres located in Lacey Township and the remaining area of 11 acres located in Ocean Township.

Site had limited development potential of 8 lots based on zoning, although well removed from nearest improved roadway.

Site was purchased for mitigation of forested pinelands property associated with the widening of the Garden State Parkway. It is minimally impacted by wetlands, however, there is strong evidence suggesting presence of threatened and endangered species.

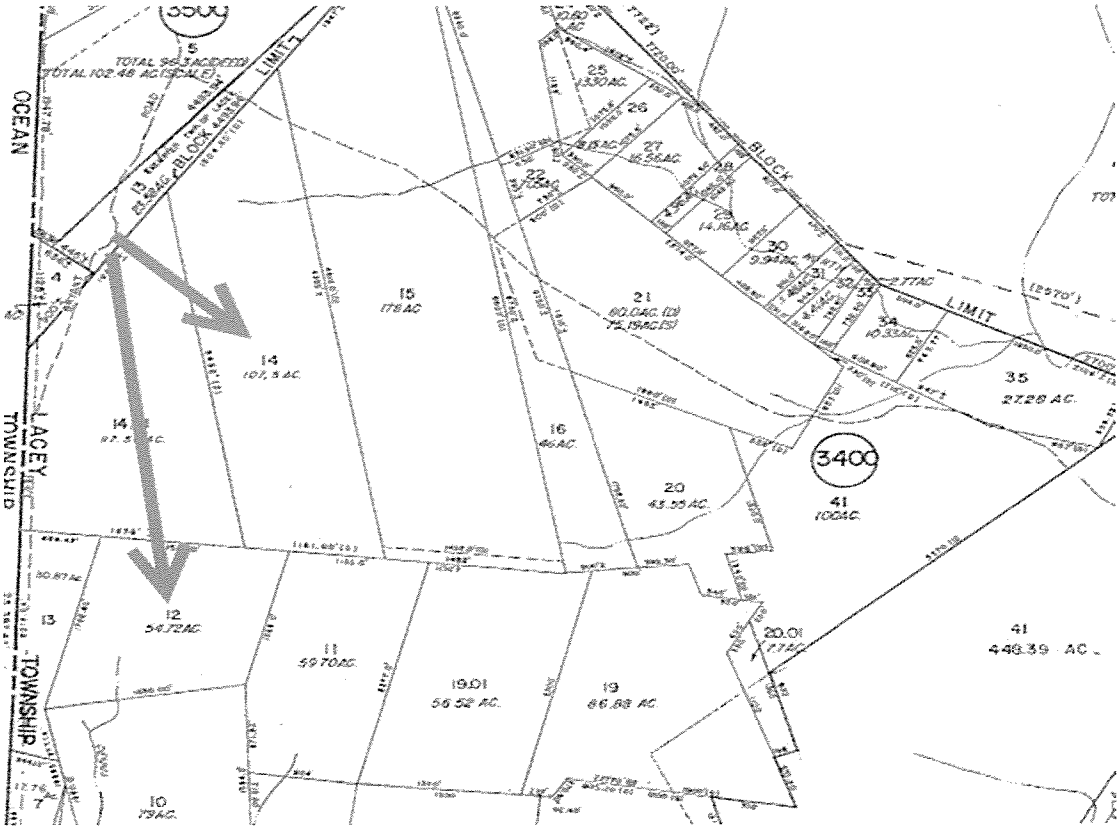
There are portions of the site that may be impacted by prescriptive rights to surrounding properties as a result of multiple fire trails, dirt drift roads throughout immediate area.

COMP PHOTOGRAPH

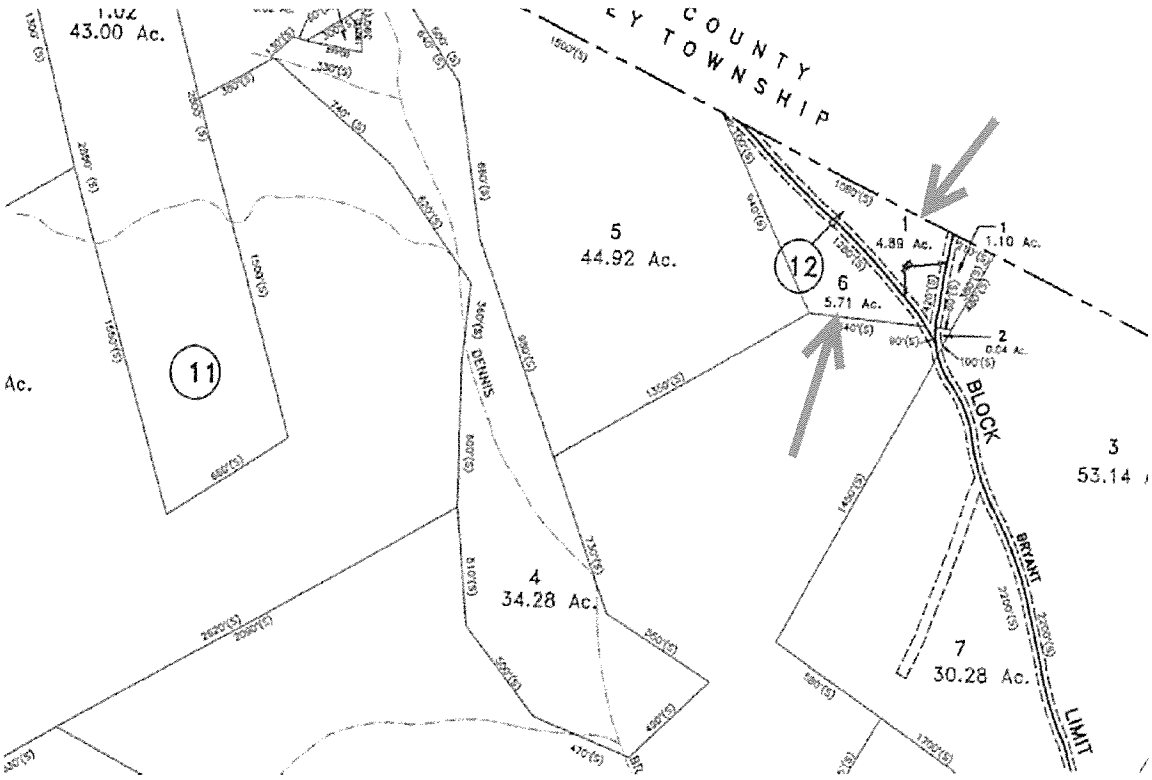
Bryant Road (rear) – taken 4/9/2014

Aerial

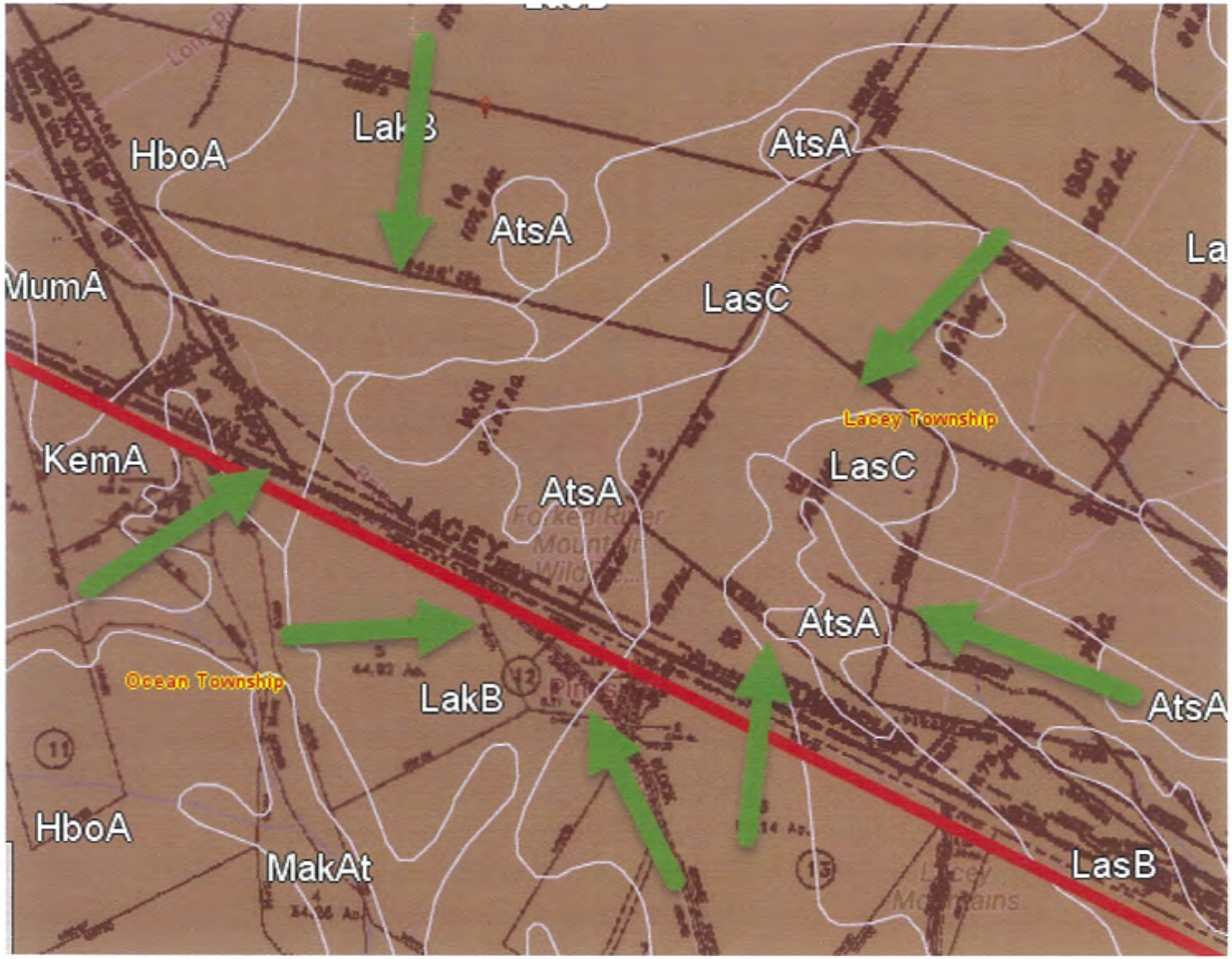
TAX MAP



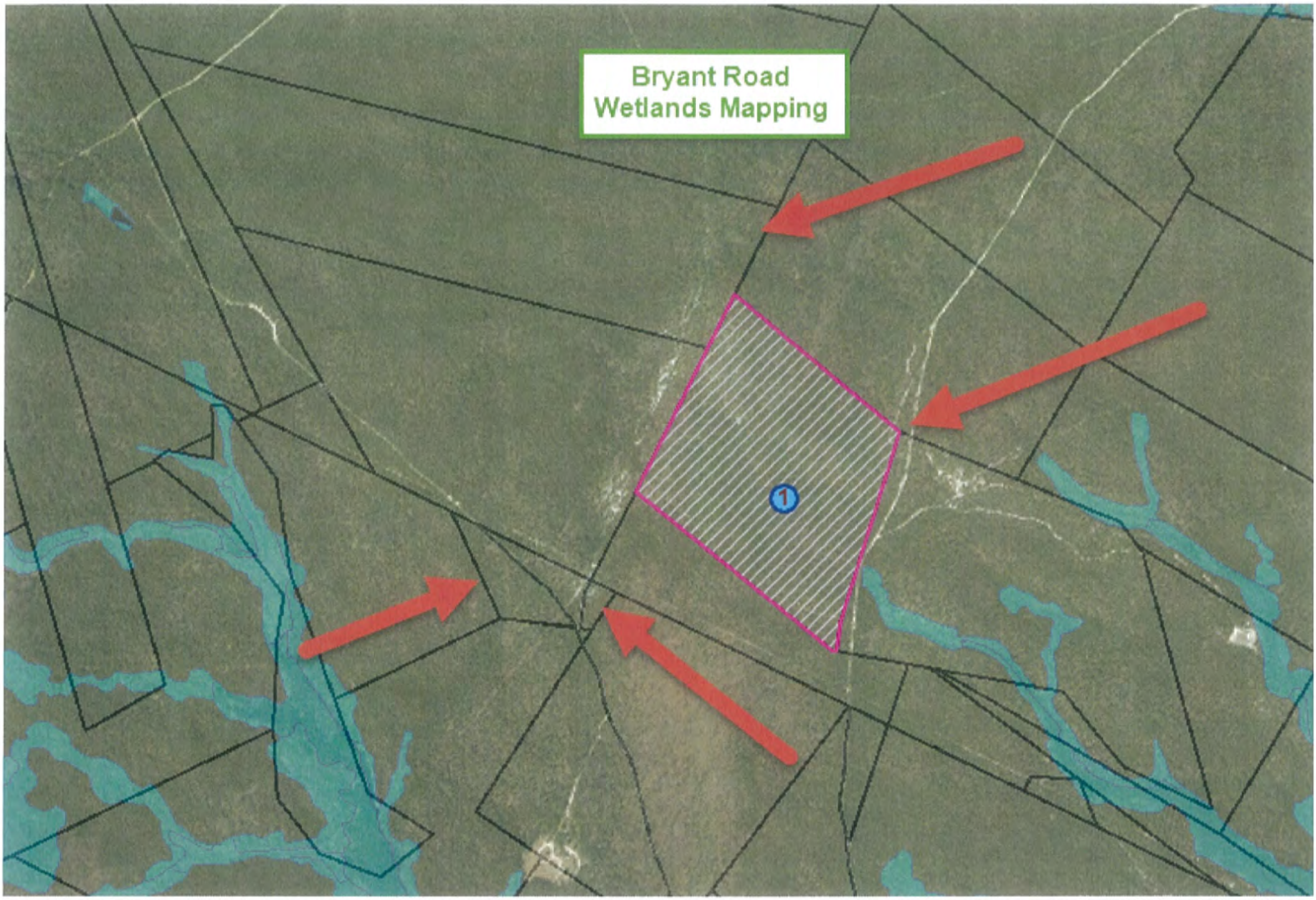
Block 3400, Lots 12 & 14.01, Lacey Township



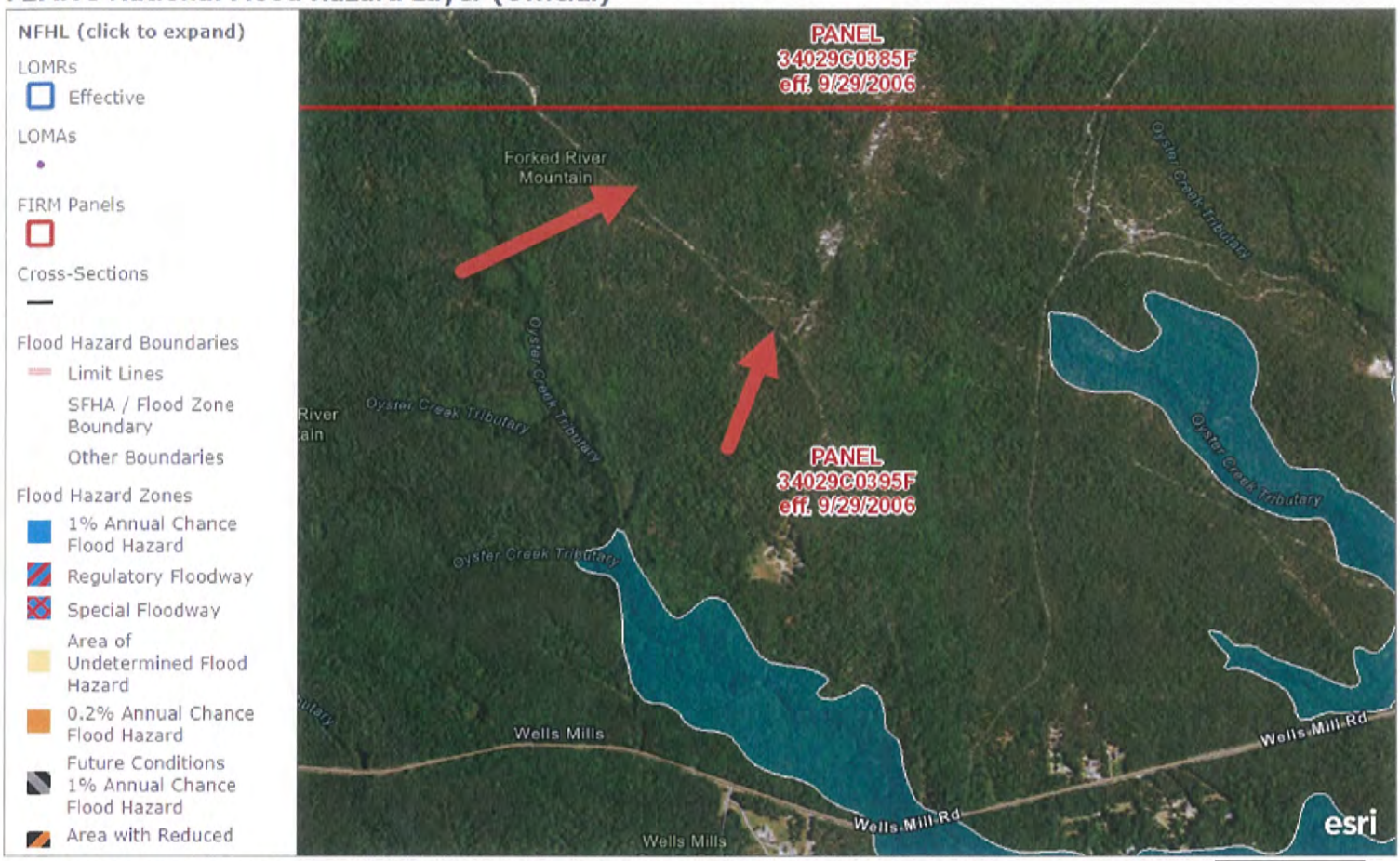
Block 11, Lot 6; Block 12, Lot 1, Ocean Township



Eaton
Bryant Rd

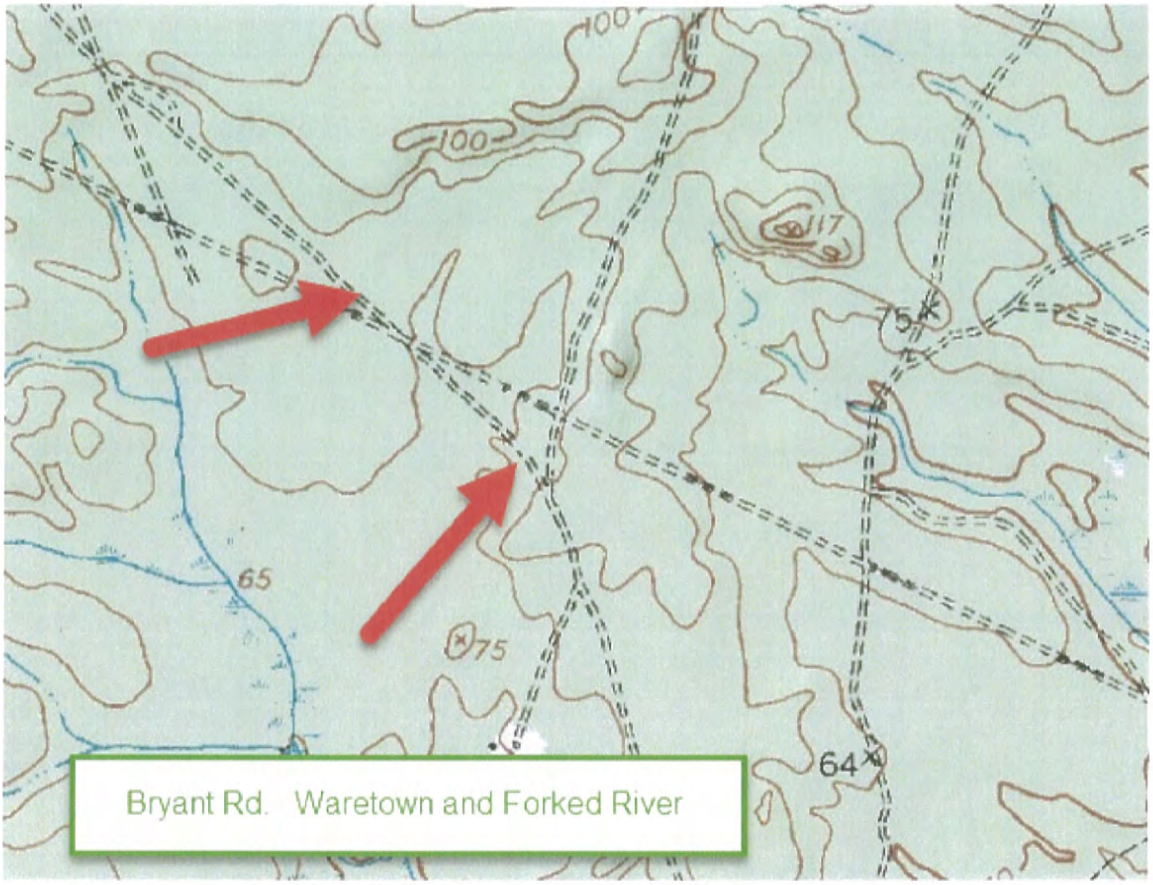

Bryant Road
Wetlands Mapping
1

FEMA's National Flood Hazard Layer (Official)



Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: http://tinyurl.com/j4xwp5e

USGS The National Map: Orthoimagery | National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | Print here instead: http://tinyurl.com/j4xwp5e Support: FEMAMapSpecialist@riskmapcds.com | USDA FSA, Microsoft | State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, NPS, US Census Bureau, USDA


100
100
117
75
65
75
64
Bryant Rd. Waretown and Forked River

Sale No. 5

Property Identification

Record ID	415 & 208
Property Address	1493 West Bay Avenue, Barnegat, Ocean, NJ
Tax ID	Block 80, Lot 2.04; Block 81, Lot 13.01

Sale Data

Grantor	Robert & Wendy Griffiths
Grantee	Shore Perfect Lawn and Land Design, Inc.
Sale Date	January 12, 2016
Deed Book/Page	16296/212
Conditions of Sale	Arm's Length
Financing	Typical Market
MLS #	Lot 2.04 - #4008213 (receiving/buildable acreage) Lot 13.01 - #4008214 (sending acreage)
Days on Market	133
Contract Date	1/6/2016
Verification	
Sale Price	$154,000
Cash Equivalent	$154,000
Adjusted Price	$154,000
Sale History	N/A

Land Data

Zoning	PF Preserved Forest Pinelands Zone
Utilities	Electric, telephone, septic and well
Flood Plain	No
Highest and Best Use	Single Family development
Access	2 lane County road
Easements	None known

Land Size Information

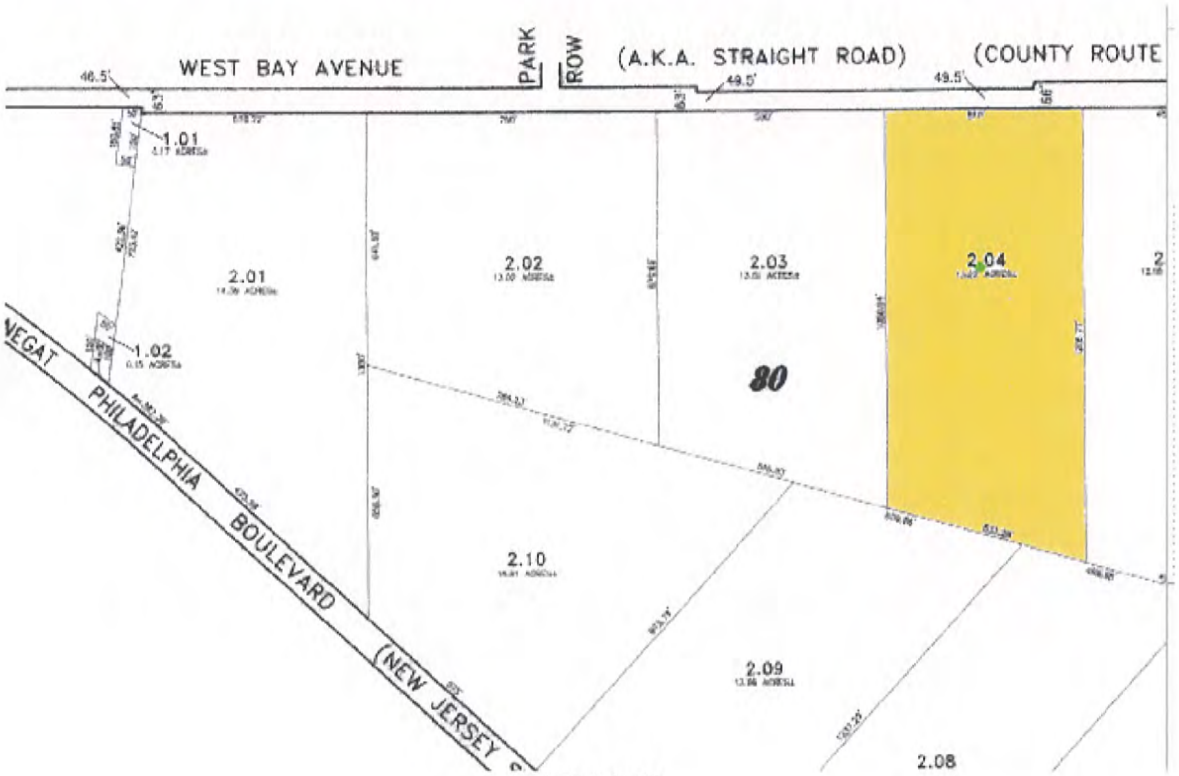
Land Size	17.620 acres or 767,527 sq. ft.
Front Footage	510'

Remarks

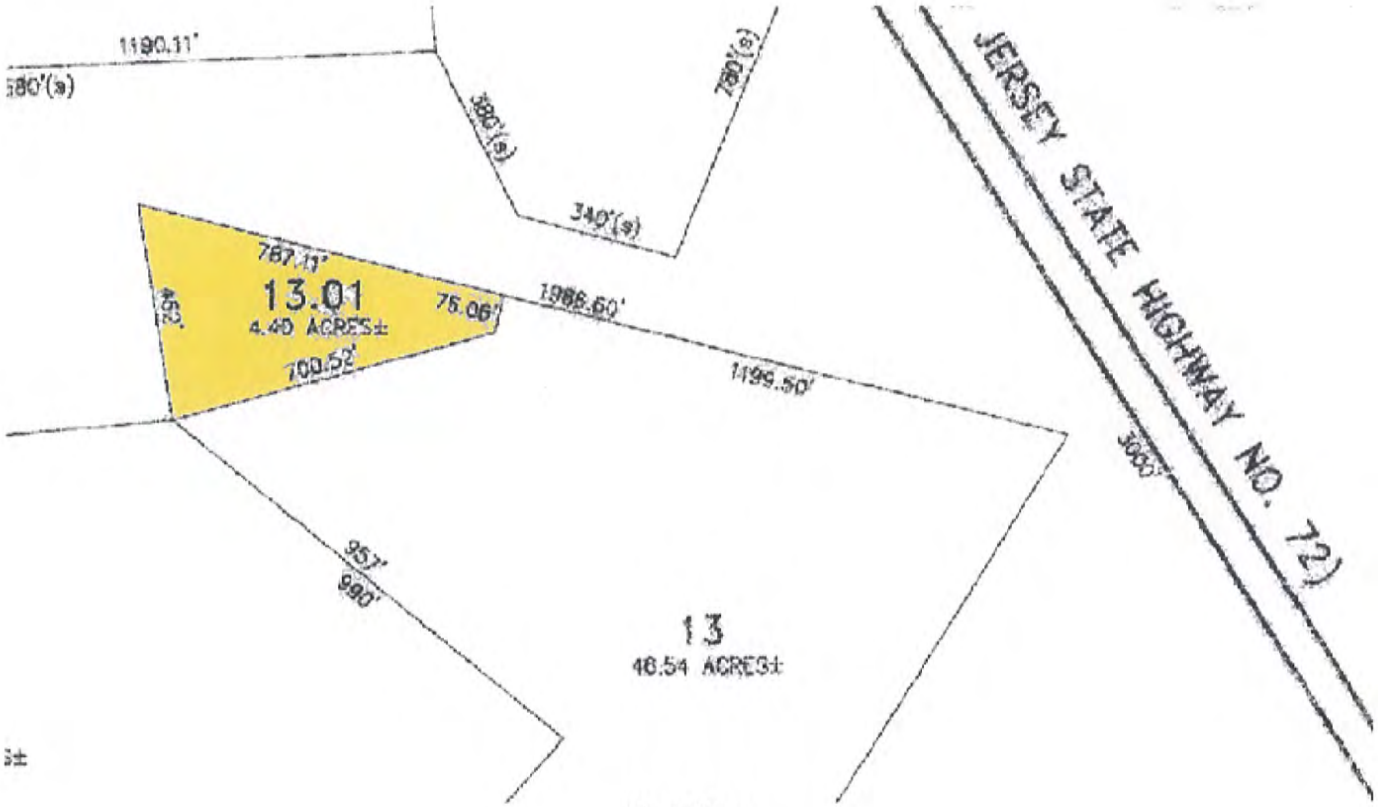
Both properties were purchased as a single family building site under the density transfer program of the Forest Area zoning. Block 80 lot 2.04 containing 13.22 acres is the receiving acreage with road frontage. Block 81 lot 13.01 containing 4.40 acres is the sending acreage needed to meet the 17 acre minimum lot size.

COMP PHOTOGRAPH

1493 West Bay Ave. Barnegat NJ - Photo taken 8/23/2017

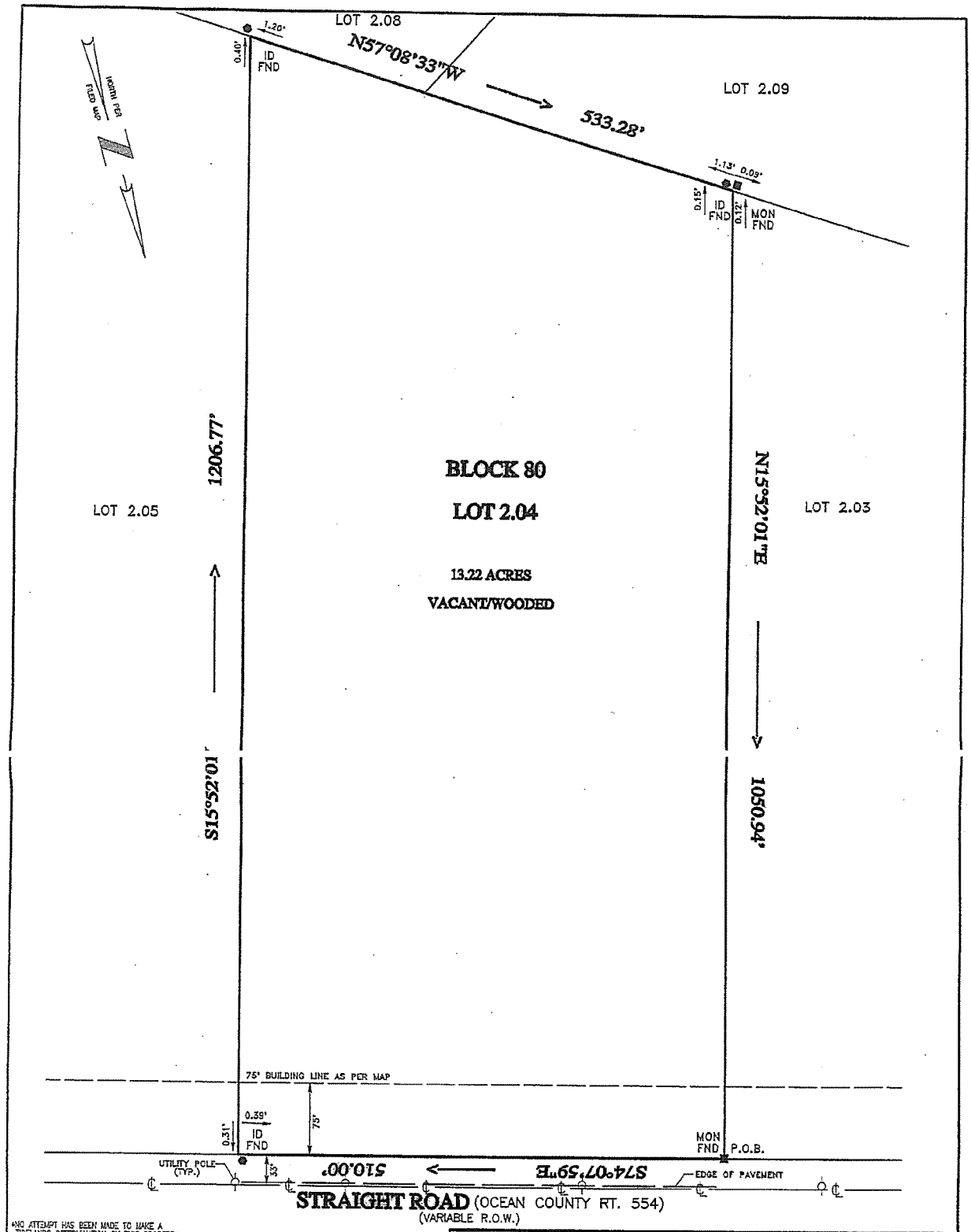


TAX MAP


1190.11'
580'(s)
380'(s)
780'(s)
340'(s)
787.11'
13.01
4.40 ACRES±
452'
75.06'
700.52'
1988.60'
1199.50'
957'
990'
13
46.54 ACRES±
JERSEY STATE HIGHWAY NO. 72)
3000'

Tax Map

West Bay Avenue ((554))



- NO ATTEMPT HAS BEEN MADE TO MAKE A TIDELANDS DETERMINATION ON THIS PROPERTY
- NO ATTEMPT HAS BEEN MADE TO MAKE A WETLANDS DETERMINATION ON THIS PROPERTY
- THIS SURVEY IS A REPRESENTATION OF CONDITIONS EXISTING ON THE PROPERTY OR IN DOCUMENTATION SUPPLIED AT TIME OF SURVEY EXCEPT SUCH EASEMENTS AND ENCROACHMENTS IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR ON THE SURFACE OF THE LAND BUT NOT VISIBLE OR ANY OTHER PERTINENT FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY OR TO ANY OTHER PERSON NOT LISTED EITHER DIRECTLY OR INDIRECTLY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

CERTIFIED TO:

WENDY & ROBERT GRIFFITHS
SOUTHERN SHORES TITLE AGENCY, L.L.C.

PROPERTY ALSO KNOWN AS LOT 2.04, BLOCK 80 ON MAP ENTITLED, "FINAL PLAT-MAJOR SUBDIVISION TAX LOT 2 BLOCK 80 TAX LOT 1 BLOCK 57 BARNEGAT TOWNSHIP OCEAN COUNTY NEW JERSEY" BY ERNST, ERNST & LISSENDEN, DATED APRIL 8, 1986, LAST REVISED 10-29-86 AND FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OCTOBER 29, 1986 AS MAP # G-1759.

SURVEY MAP

BLOCK 80 LOT 2.04

TAX MAP SHEET No. 15

BARNEGAT TOWNSHIP, OCEAN COUNTY, NEW JERSEY

P.O. BOX 523
FORKED RIVER, NJ 08731
609-693-2600

East Coast Engineering, Inc.

508 MAIN STREET
TOMS RIVER, NJ 08753
732-244-3030

CERTIFICATE OF AUTHORIZATION No. 24GA27935600

SCALE:	DRAWN:	CHECKED:	CONDITIONS AS OF:	JOB No.:
1"=100'	J.M.N.	J.F.P.	09/16/2002	02-592

OCT 15 2002

JAY F. PIERSON, L.S., P.P.
NEW JERSEY PROFESSIONAL LAND SURVEYOR 27492
PROFESSIONAL PLANNER LI 02525

ROBERT J. HARRINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER 39320

Soil Map—Ocean County, New Jersey
(1493 West Bay Ave, Barnegat, NJ)

Map Scale: 1:2,310 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ocean County, New Jersey
Survey Area Data: Version 14, Sep 28, 2016

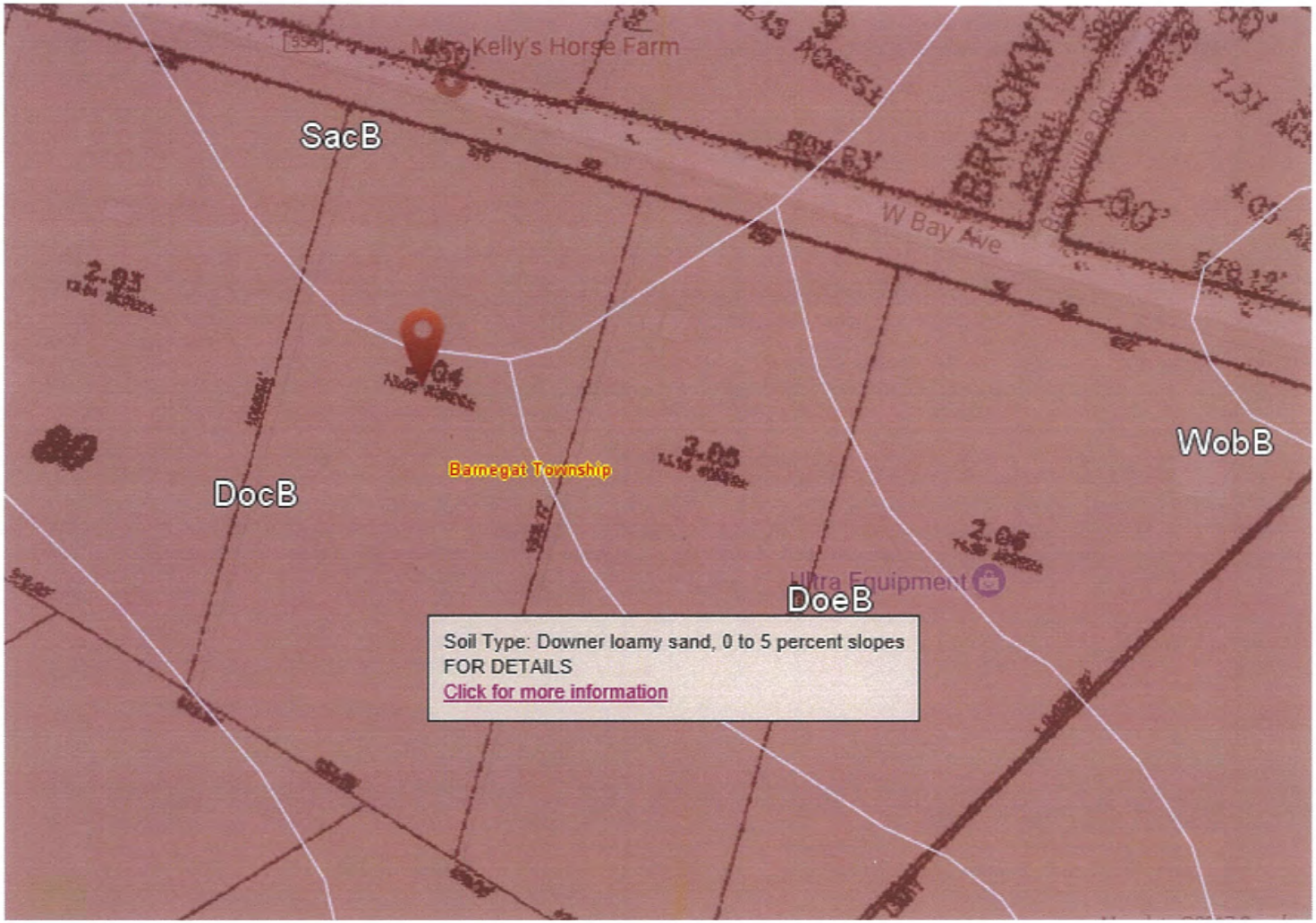
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Feb 17, 2017

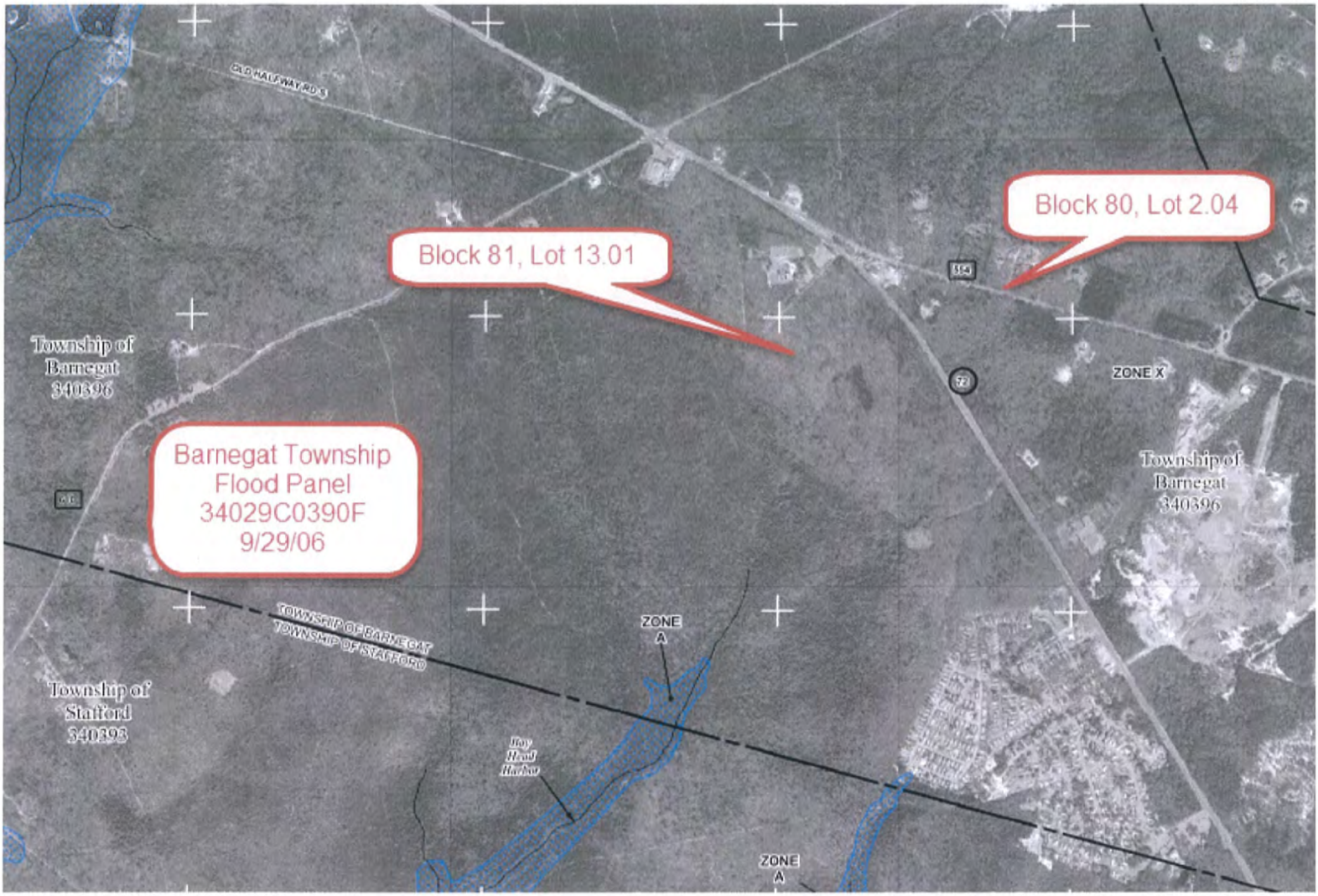
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

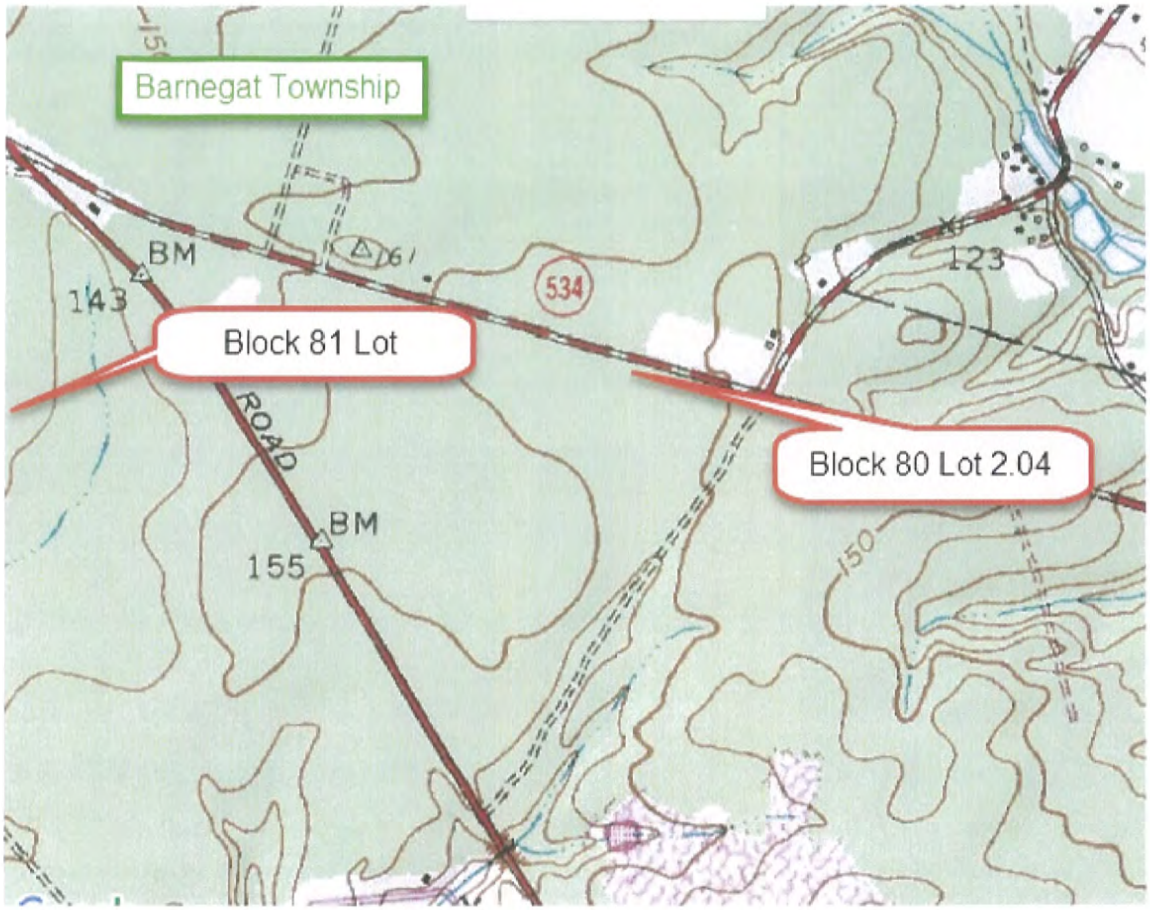
Map Unit Legend

Ocean County, New Jersey (NJ029)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
DocBO	Downer loamy sand, 0 to 5 percent slopes, Northern Tidewater Area	7.8	61.3%
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	0.4	3.4%
SacBO	Sassafras sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	4.5	35.3%
Totals for Area of Interest		**12.8**	**100.0%**

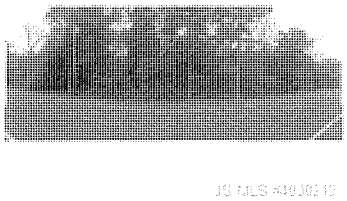

Kelly's Horse Farm
SacB
W Bay Ave
2.03
2.04
2.05
2.06
Barnegat Township
DocB
WobB
Ultra Equipment
DoeB
Soil Type: Downer loamy sand, 0 to 5 percent slopes
FOR DETAILS
Click for more information

1493 West Bay Avenue
Wetlands Mapping
Block 80 Lot 2.04
Block 81 Lot 13.01
1


Block 81, Lot 13.01
Block 80, Lot 2.04
Barnegat Township
Flood Panel
34029C0390F
9/29/06
Township of
Barnegat
340396
Township of
Barnegat
340396
Township of
Stafford
340393
ZONE X
ZONE
A
ZONE
A
TOWNSHIP OF BARNEGAT
TOWNSHIP OF STAFFORD
OLD HALFWAY RD S
Bay
Head
Harbor


Barnegat Township
Block 81 Lot
Block 80 Lot 2.04
BM
143
534
123
ROAD
BM
155
150

MLS#: **4008213** **1493 W Bay Avenue, Barnegat, NJ 08005** Status: **Closed**



Imgs: **2**

Municipality:	**Barnegat**	Sub Type:		List Price:	**$144,900**
Section:	**Greater Barnegat**				
Neighborhood:				Original Price:	**$34,900**
Block:	**80**	Land Lease:	**No**	Sold Price:	$139,500
Lot:	**2.04**			Zoning:	**PF**
Addl Lot #s:		# of Lots:	**YES**	Taxes:	**$1,476**
Property Type	**LND**			Tax Year:	**2014**
Lot Dim:	**510'x1051'x533x1207'**	Max % Cover:		Waterfront:	**No**
Lot Sq Ft:		Min Bldg Size:		Waterfrontage:	
Approx Acres:	**13.22**	Flood Plain:		HOA:	**No**
Water/Sewer:	**See Remarks**			HOA Monthly $:	
Primary Loc:				Init Fee:	
				DOM:	**133**

Directions: **Take 72 West to W. Bay Ave. Property is located on the right before Brookville Rd.**

Public Remarks

BARNEGAT TOWNSHIP - Build your dream home on this beautiful piece of land with lots of privacy. This wooded 13.22 acre lot is being sold in conjunction with and additional 4.4 acre lot MLS# 4008214, located at 169 Route 72 also in Barnegat for a combined price of $159,900! BOTH LOTS MUST BE PURCHASED TOGETHER FOR THIS LOT TO MEET THE MINIMUM REQUIREMENTS FOR PF ZONE AND BE CONSIDERED BUILDABLE! Seller has started the process and obtained a Certificate of Filing with The Pinelands Commission for the State of New Jersey. This certificate is transferable to a new landowner. Buyer is responsible for obtaining all building permits including new well and septic approval and finalizing and obtaining an approval with the Pinelands Commission. Great location, only 10 minutes from the GSP with all the privacy you could ask for!

General Information

Exclusions:			
Easements:		Road:	**Paved, Public**
Utilities:	**Electric - At Street**	Improvements:	
Lot Description:	**Wooded**	Water/Sewer:	**See Remarks**
Buildings:	**None**	Soil Type:	
Waterview:		Flood Zone:	**No**

School Information

Elementary: Middle School: High School:

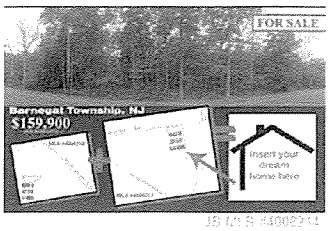
Taxes & Community Information

Parcel ID:	**01-00080-0000-00002-04**			Block:	**80**	Lot:	
Zoning:				Lots in Dev:	**YES**	Land Lease:	**No**
Tax Year:	**2014**	Land:	**$59,500**	Municipality:	**Barnegat**	Qual Code:	
Taxes:	**$1,476**	Improvement:		HOA Name:			
Approx Acres:	**13.220**	Total Assmnt:	**$59,500**	HOA Phone:			
Restrictions Y/N:		Restrictions:	**See Remarks**				
Contingencies Avail:	**See Remarks**			Docs Available:	**Engineering, Pinelands, Survey**		
						Close Date:	**01/13/2016**

Prepared By: Robert Kirwan

Information herein deemed reliable but not guaranteed.

MLS#: **4008214** **169 Route 72 Highway, Barnegat, NJ 08005** Status: **Closed**



Imgs: **1**

Municipality:	**Barnegat**	Sub Type:		List Price:	**$15,000**
Section:	**Greater Barnegat**				
Neighborhood:				Original Price:	**$15,000**
Block:	**81**	Land Lease:		Sold Price:	$14,500
Lot:	**13.01**			Zoning:	**PF**
Addl Lot #s:		# of Lots:	**YES**	Taxes:	**$491**
Property Type	**LND**			Tax Year:	**2014**
Lot Dim:	**787'x75'x700'x462'**	Max % Cover:		Waterfront:	**No**
Lot Sq Ft:		Min Bldg Size:		Waterfrontage:	
Approx Acres:	**4.40**	Flood Plain:		HOA:	**No**
Water/Sewer:	**See Remarks**			HOA Monthly $:	
Primary Loc:				Init Fee:	
				DOM:	**133**

Directions:

Public Remarks

This 4.4 acre property is landlocked and is being sold in conjunction with MLS# 4008213, a 13.2 acre parcel located at 1493 W. Bay Ave in Barnegat listed for $144,900 making the combined price $159,900. BOTH LOTS MUST BE PURCHASED TOGETHER FOR THE LARGER LOT ON W. BAY AVE TO MEET THE MINIMUM REQUIREMENTS FOR PF ZONE AND TO BE CONSIDERED BUILDABLE!! Seller has started the process and obtained a Certificate of Filing with The Pinelands Commission for the State of New Jersey. This certificate is transferable to a new landowner. Buyer is responsible for obtaining all building permits including new well and septic approval and finalizing and obtaining an approval with the Pinelands Commission. SELLER WILL NOT SELL THIS LOT INDIVIDUALLY!!

General Information

Exclusions:			
Easements:		Road:	**No Road**
Utilities:	**See Remarks**	Improvements:	
Lot Description:	**Land Locked**	Water/Sewer:	**See Remarks**
Buildings:	**None**	Soil Type:	
Waterview:		Flood Zone:	**Unk**

School Information

Elementary: Middle School: High School:

Taxes & Community Information

Parcel ID:	**01-00081-0000-00013-01**			Block:	**81**	Lot:	
Zoning:				Lots in Dev:	**YES**	Land Lease:	
Tax Year:	**2014**	Land:	**$19,800**	Municipality:	**Barnegat**	Qual Code:	
Taxes:	**$491**	Improvement:		HOA Name:			
Approx Acres:	**4.400**	Total Assmnt:	**$19,800**	HOA Phone:			
Restrictions Y/N:		Restrictions:	**See Remarks**				
Contingencies Avail:	**See Remarks**			Docs Available:	**See Remarks**		
						Close Date:	**01/13/2016**

Prepared By: Robert Kirwan

Information herein deemed reliable but not guaranteed.

VII. SUBJECT PHOTOGRAPHS

SUBJECT PHOTOGRAPHS -Ocean County

Route 539 Barnegat Township (left Block 51 Lot 10, right Block 50 Lot 5)

Route 539 Barnegat Township (left Block 51 Lot 10, right Block 50 Lot 5)

SUBJECT PHOTOGRAPHS -Ocean County

Route 539, Barnegat Township Block 50 Lot 5

Route 539, Barnegat Township Block 51 Lot 10

SUBJECT PHOTOGRAPHS -Ocean County

Warren Grove Road, Stafford Township Block 2 Lot 6

Warren Grove Road, Stafford Township Block 2 Lot 6

VIII. ADDITIONAL RELEVANT DATA AND SUMMARIES

HALL REALTY CONSULTANTS, LLC

13 Colts Neck Road
Manahawkin, NJ 08050

Phone: (732) 503-9164
Fax: (609) 498-7533

Richard E. Hall, MAI
NJ State Certified General Appraiser
Email: rick@hrc-llc.net

Robert W. Kirwan, SRA, CTA
NJ State Certified General Appraiser
Email: bob@hrc-llc.net

July 20, 2017

State of New Jersey
Department of Environmental Protection
Attn: Erin Perna
Green Acres Program
P.O. Box 420 Mail Code 501-01
501 East State Street, Trenton, NJ 08625

Re: Green Acres Project: Proposed Land Swap Ocean County and State of New Jersey
Green Acres Number: SHC #2015-002

Wading River East Branch (formerly Railroad LLC)
Owner: County of Ocean
Address: Various Parcels
Barnegat Township: Block 50, Lots 5 & 9; Block 51, Lot 10
Stafford Township: Block 2 Lot 6
Ocean County, New Jersey

Bass River State Forest
Owner: State of New Jersey DEP
Address: Various Parcels
Barnegat Township: Block 45, Lot 1; Block 51, Lot 4.01; Block 52 Lot 6.05
Ocean County, New Jersey
HRC File #: 17-113

Dear Ms. Perna:

In accordance with Green Acres instructions we are sending this notification letter for your files. Since you have retained us to perform a current market appraisal of the above referenced properties for Green Acres Land Swap, be advised Robert W. Kirwan made a site visit of the properties on July 19, 2017 and I, Richard E Hall did not make a site visit, however I reviewed the site from aerial photography, wetlands mapping and prior viewing of the sites.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to call.

Very truly yours,

Richard E. Hall, MAI

REH/vk
(Via Email)

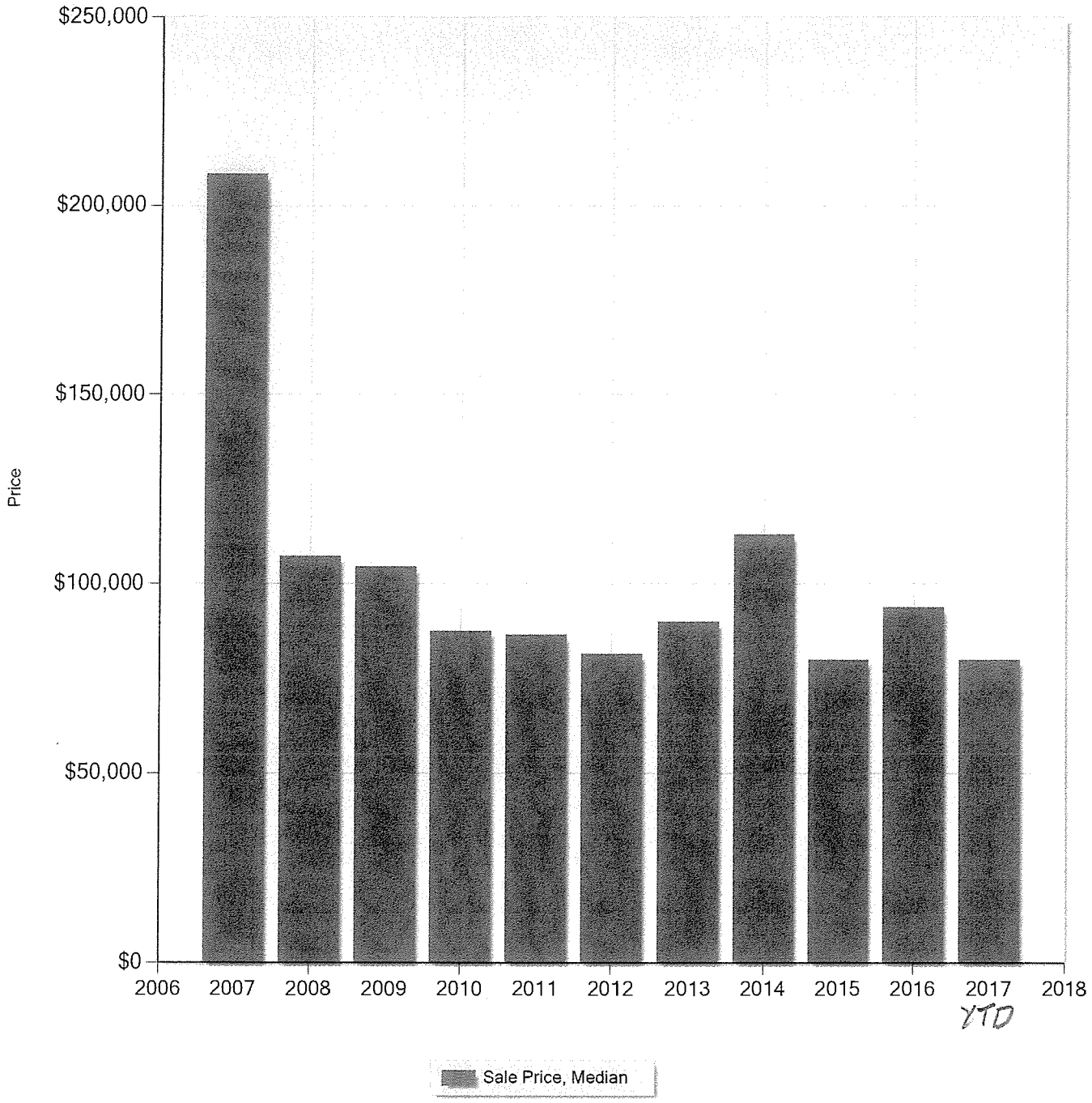
Site Name Municipality Information Links (if available)	CR Contact Phone	Category PF/RP	Lead PI
56 Bay Avenue Indoor Air Stafford Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/025484.htm	Karen Kloo (609) 777-1971	Well Water PF	BIDC 025484
Bechwood/Veeder Toms River Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/g000029983.htm	Karen Kloo (609) 777-1971	Well Water PF	BOMM G000029983
Brick Twp LF Brick Twp. ▸ EPA: www.epa.gov/region02/superfund/npl/0200540c.pdf		Landfill RP	BCM G000004409
Brite & Kleen Operated Laundry Point Pleasant Beach boro.	Karen Kloo (609) 777-1971	Vapor Intrusion	BSFO 191950
Ciba Geigy Corporation Toms River Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200078c.pdf	Karen Kloo (609) 777-1971	Superfund PF	BCM 009044
Denzer & Schaffer X-Ray Co. Berkeley Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/g000002832.htm	Heather Swartz (609) 984-7135	Industrial PF	BOMM G000002832
Goose Farm Plumsted Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200681c.htm	Heather Swartz (609) 984-7135	Superfund RP	BOMM G000004554
Hopkins Farm Plumsted Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200742c.htm	Heather Swartz (609) 984-7135	Superfund RP	BCM G000004610
Pijak Farm Plumsted Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200738c.htm	Heather Swartz (609) 984-7135	Superfund RP	BCM G000004606
Pine Lake Park Manchester Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/G000009218.htm		Well Water PF	BCM G000009218
Powers Farm Jackson Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/g000004531.htm	Mark Herzberg (609) 633-1369	Contaminated Fill RP	BCM G000004531
Spence Farm Plumsted Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200739c.pdf	Heather Swartz (609) 984-7135	Superfund RP	EPA? G000004607
Wilson Farm Plumsted Twp.	Heather Swartz (609) 984-7135	Superfund RP	BCM G000004608

Ocean County (Active)

↑ Top | Inactive sites

Site Name Municipality Information Links (if available)	CR Contact Phone	Category PF/RP	Lead PI
Former Z2 Cleaners Site Toms River ▸ OCR: http://www.nj.gov/dep/srp/community/sites/active/fmr_z2_cleaners_rem_alt_se.pdf	Karen Kloo (609) 777-1971	Vapor Intrusion PF	BCM G000062662
2209 Route 9 Lakewood Twp.	Mark Herzberg (609) 633-1369	Re-evaluation PF	BCM G000034272
James H. James Landfill Brick Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/g000009534.htm	Heather Swartz (609) 984-7135	Landfill PF	BCM G000009534

Historic Sales Price Trend



Search Criteria

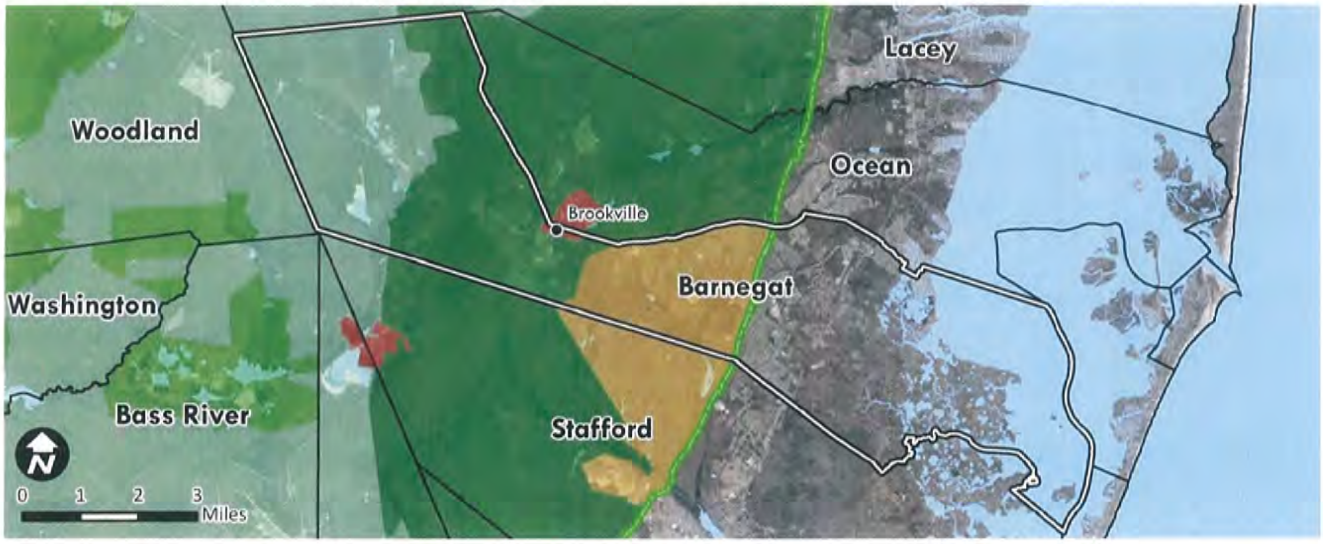
Time frame is from Jan 2007 to Jul 2017
County is 'Ocean'
Municipality is one of 'Barnegat', 'Eagleswood', 'Lacey Twp', 'Little Egg Harbor', 'Manchester', 'Ocean Twp - Waretown', 'Stafford Twp'
Current Price is 50000+
Property Type is 'Vacant Land'

Results calculated from 472 listings

Ocean County

Barnegat Township

Pinelands Area 2010 population: 7,187 (34% of total population)
Pinelands Area acreage: 14,357 (56% of total acreage)



Pinelands Management Areas

Conservation
- 40% Preservation
- 37% Forest
- Agricultural Production
- Special Ag Production

Development
- 23% Regional Growth
- Pinelands Town
- < 1% Pinelands Village

Intermediate
- Rural Development

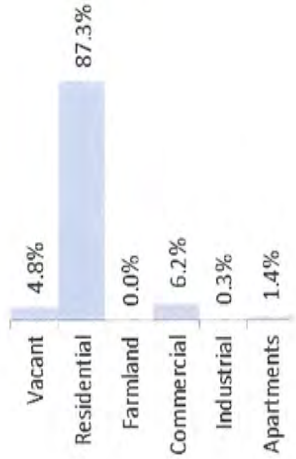
Federal
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

2012 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	21,418	12,031	33
Population Density (per mile^2)	533	1,773	129
Population Change - 2000 to 2012	40.3%	4.9%	10
% Land Protected in Pinelands Area*	61.2%	36.4%	14
Assessed Acres of Farmland	192	2,285	97
Building Permits Issued	161	22	3
Housing Transactions	89	62	44
Average Home Sale Price	$238,356	$273,524	76
Equalized Property Value (millions)	$2,369.2	$1,566.4	41
Effective Tax Rate	2.18	2.28	117
Average Residential Property Tax Bill	$5,660	$5,601	81
Per Capita Income Estimate	$27,224	$31,778	130
Unemployment Rate	9.7%	11.0%	117

Assessment Class Proportions in 2012 Municipal Valuations



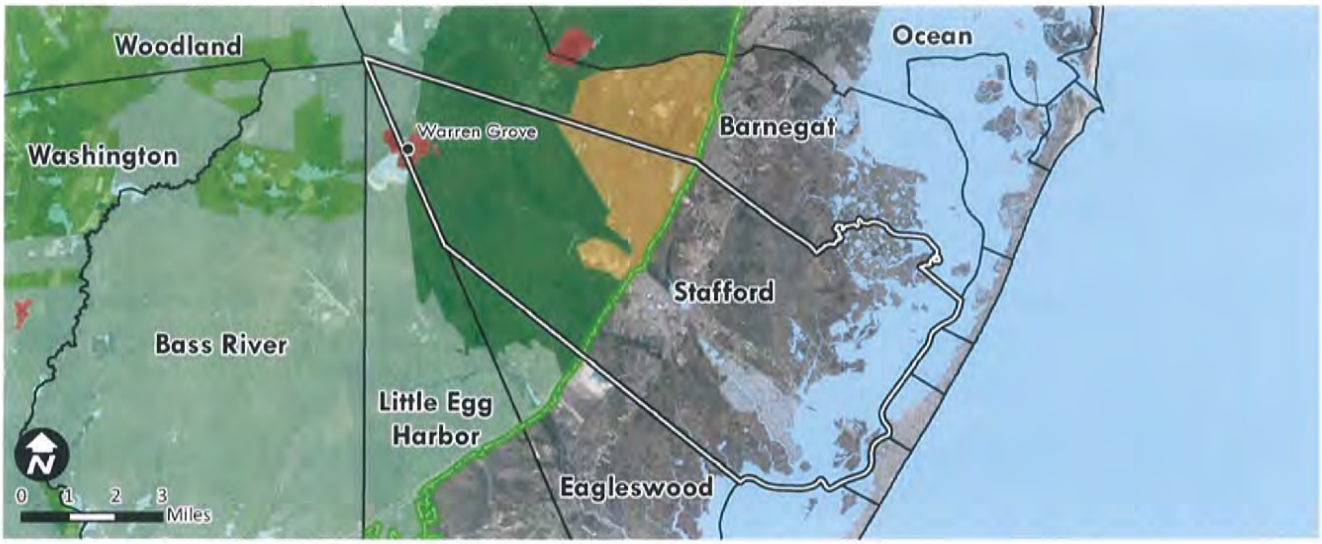
Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
1,623	255	$35,557

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.

Ocean County

Stafford Township

Pinelands Area 2010 population: 15,678 (59% of total population)
Pinelands Area acreage: 13,709 (39% of total acreage)



Pinelands Management Areas

Conservation
- 5% Preservation
- 71% Forest
- Agricultural Production
- Special Ag Production

Development
- 22% Regional Growth
- Pinelands Town
- 1% Pinelands Village

Intermediate
- Rural Development

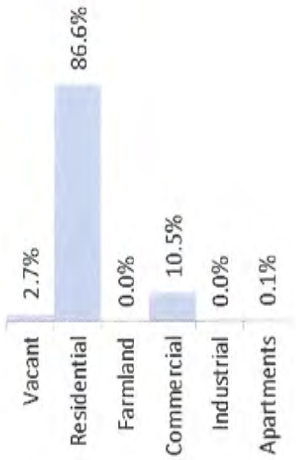
Federal
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

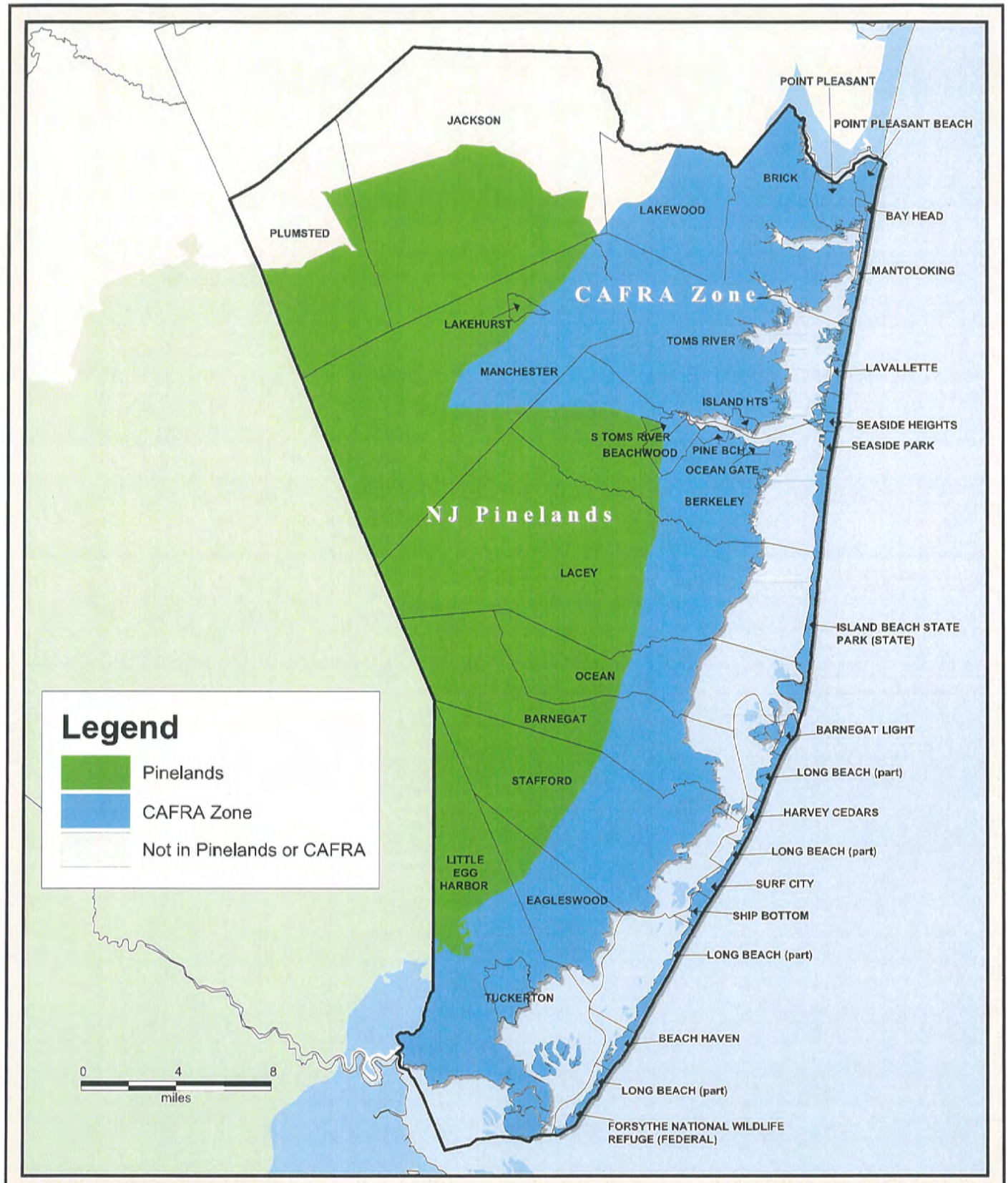
2012 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	26,945	12,031	26
Population Density (per mile^2)	493	1,773	134
Population Change - 2000 to 2012	19.6%	4.9%	28
% Land Protected in Pinelands Area*	69.7%	36.4%	9
Assessed Acres of Farmland	450	2,285	83
Building Permits Issued	130	22	7
Housing Transactions	237	62	12
Average Home Sale Price	$270,221	$273,524	58
Equalized Property Value (millions)	$4,225.5	$1,566.4	17
Effective Tax Rate	1.83	2.28	150
Average Residential Property Tax Bill	$5,728	$5,601	80
Per Capita Income Estimate	$31,664	$31,778	85
Unemployment Rate	10.3%	11.0%	102

Assessment Class Proportions in 2012 Municipal Valuations



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
7,403	630	$34,077

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.



N
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E
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Projection: NJ State Plane
NAD 1983 - Feet

CAFRA and Pinelands Boundaries in Ocean County

Source:
NJ Department of Environmental Protection.

Prepared by:
Ocean County Department of Planning, 2012.

Land Area, Land Under Pinelands and CAFRA Jurisdiction and Ocean and Bay Frontage

Municipality	TOTAL LAND AREA		Pinelands Comprehensive Management Plan		Coastal Area Facility Review Act (CAFRA)		Ocean Frontage	Bay Frontage
	Sq. Mi.	Acres	Acres	Percent	Acres	Percent	Miles	Miles
Barnegat Township	34.90	22,336.03	13,972	62.6%	8,364	37.4%	0.00	6.20
Barnegat Light Borough	0.70	448.00	0	0.0%	448	100.0%	2.14	8.00
Bay Head Borough	0.60	384.00	0	0.0%	384	100.0%	1.27	3.00
Beach Haven Borough	1.00	640.00	0	0.0%	640	100.0%	1.92	2.61
Beachwood Borough	2.80	1,792.00	450	25.1%	1,342	74.9%	0.00	0.96
Berkeley Township *	41.90	26,816.00	10,304	38.4%	16,512	61.6%	10.28	26.33
Brick Township	26.40	16,895.97	0	0.0%	16,896	100.0%	1.18	22.18
Eagleswood Township	16.50	10,560.00	2,416	22.9%	8,144	77.1%	0.00	5.89
Harvey Cedars Borough	0.55	352.00	0	0.0%	352	100.0%	2.02	3.72
Island Heights Borough	0.60	384.00	0	0.0%	384	100.0%	0.00	2.09
Jackson Township	100.24	64,155.89	30,184	47.0%	10	0.0%	0.00	0.00
Lacey Township	84.60	54,144.00	41,984	77.5%	12,160	22.5%	0.00	6.02
Lakehurst Borough	0.95	608.00	540	88.8%	68	11.2%	0.00	0.00
Lakewood Township	25.50	16,320.00	0	0.0%	12,240	75.0%	0.00	0.00
Lavallette Borough	0.72	462.55	0	0.0%	463	100.0%	1.46	2.38
Little Egg Harbor Township **	49.50	31,680.00	11,782	37.2%	25,798	81.4%	0.00	21.77
Long Beach Township	4.30	2,752.00	0	0.0%	2,752	100.0%	11.74	18.64
Manchester Township	82.50	52,800.00	38,527	73.0%	14,273	27.0%	0.00	0.00
Mantoloking Borough	0.44	281.60	0	0.0%	282	100.0%	2.17	3.09
Ocean Township	20.62	13,196.80	8,501	64.4%	4,696	35.6%	0.00	3.62
Ocean Gate Borough	0.50	320.00	0	0.0%	320	100.0%	0.00	1.08
Pine Beach Borough	0.60	384.00	0	0.0%	384	100.0%	0.00	1.55
Plumsted Township	40.70	26,048.00	13,374	51.3%	0	0.0%	0.00	0.00
Point Pleasant Borough	3.70	2,368.00	0	0.0%	2,368	100.0%	0.00	4.44
Point Pleasant Beach Borough	1.50	960.00	0	0.0%	960	100.0%	1.83	0.00
Seaside Heights Borough	0.35	224.00	0	0.0%	224	100.0%	0.74	0.66
Seaside Park Borough	0.60	384.00	0	0.0%	384	100.0%	1.68	2.49
Ship Bottom Borough	0.71	454.40	0	0.0%	454	100.0%	1.33	2.15
South Toms River Borough	1.20	766.12	360	47.0%	406	53.0%	0.00	0.69
Stafford Township	47.05	30,112.00	13,280	44.1%	16,832	55.9%	0.00	12.20
Surf City Borough	0.65	416.00	0	0.0%	416	100.0%	1.43	2.12
Toms River Township	41.55	26,590.25	0	0.0%	26,590	100.0%	2.94	30.88
Tuckerton Borough	3.67	2,348.83	0	0.0%	2,349	100.0%	0.00	3.01
Ocean County	**638.10**	**408,384.44**	**185,674**	**45.5%**	**177,895**	**43.6%**	**44.13**	**197.79**

Notes: *Berkeley Township ocean frontage includes Island Beach State Park, which totals 9.74 miles.
**Little Egg Harbor contains an overlap of approximately 5,900 acres in the Pinelands / CAFRA zones.

Sources: NJ Pinelands Comprehensive Management Plan; NJ Dept. of Environ. Protection & Energy; Ocean County Planning Board; Bayfront miles calculated from US Census Bureau TIGER files.
Municipal land area as per 208 Water Management Plan, Ocean County Planning Board, 1978.

Prepared by: Ocean County Department of Planning, December 2006.

GENERAL DEFINITIONS:

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015)

Credible: Worthy of belief. Comment: Credible assignment results require support, by relevant evidence and logic, to the degree necessary for the intended use. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Discounted Cash Flow (DCF) Analysis: The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams as well as the quantity and timing of the reversion and discounts each to its present value at a specified yield rate. DCF analysis can be applied with any yield capitalization technique and may be performed on either a lease-by-lease or aggregate basis. (Source: The Appraisal of Real Estate 14th Edition, Appraisal Institute, dated 2013.)

Effective Date of Appraisal: The date on which the analyses, opinions, and advice in an appraisal, review, or consulting service apply. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015)

Exposure Time: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Extraordinary Assumption: An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Fee Simple Estate: An absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Highest and Best Use: The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Hypothetical Condition: A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Income Capitalization Approach: A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Intended Use: The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Intended User: The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Leased Fee Interest: A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord –tenant relationship (i.e., a lease). (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Market Value: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

1. The relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. The terms of sale (e.g., cash, cash equivalent, or other terms); and
3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

(Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017)

Partial Interest: Divided or undivided rights in real estate that represent less than the whole. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Prospective Opinion of Value: A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective as some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stablilized level of long-term occupancy. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Retrospective Value: A value opinion effective as of a specified historical date. The term does not define a type of value. Instead, it identified a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sales prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Scope of Work: The type and extent of research and analyses in an assignment. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Value As Is: The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Wetlands: Areas that are frequently inundated or saturated by surface or ground water and support vegetation typically adapted for life in saturated soil conditions; generally include swamps, marshes, bogs, and similar areas, but classification may differ in various jurisdictions. Section 404 of the Clean Water Act defines wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

HALL REALTY CONSULTANTS, LLC

13 Colts Neck Road
Manahawkin, NJ 08050

Phone: (732) 503-9164
Fax: (609) 498-7533

Richard E. Hall, MAI
NJ State Certified General Appraiser
Email: rick@hrc-llc.net

Robert W. Kirwan, SRA, CTA
NJ State Certified General Appraiser
Email: bob@hrc-llc.net

APPRAISAL REPORT

Green Acres Project - SHC #2015-003

Size: 192.86 acres
Owner: State of New Jersey (NJDEP)
177 Old Halfway Road/221 Old Cedar Bridge Road
Block 45, Lot 1; Block 51, Lot 4.01
Block 52, Lot 6.05
Barnegat Township
Ocean County, New Jersey, 08005

As of: August 15, 2017
HRC File #: 17-113.02

***Prepared For*:**

Ocean County Land Trust /
Ocean County Planning Board
Attn: Mark A. C. Villinger
Principal Planner
P.O. Box 2191
Toms River, NJ 08754

Date:

August 28, 2017

***Prepared By*:**

Richard E. Hall, MAI
Robert W. Kirwan, SRA, CTA

HALL REALTY CONSULTANTS, LLC

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Manahawkin, NJ 08050

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NJ State Certified General Appraiser
Email: bob@hrc-llc.net

August 28, 2017

Ocean County Natural Land Trust /
Ocean County Planning Board
Attn: Mark A. C. Villinger
Principal Planner
P.O. Box 2191
Toms River, NJ 08754

Re: Green Acres Project – SHC #2015-003
192.86 acres
177 Old Halfway Road/221 Old Cedar Bridge Road
Block 45, Lot 1; Block 51, Lot 4.01; Block 52, Lot 6.05
Barnegat Township
Ocean County, New Jersey
HRC File #: 17-113.02

Dear Mr. Villinger:

As you requested, we have made a site visit of the above captioned property for purposes of estimating the market value of the fee simple interest as of the effective date August 15, 2017. The intended use of this appraisal is reportedly for land exchange of 192.86 acres to be transferred into the Green Acres program from County of Ocean as per the intended user of this report, Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.

Market value, as estimated herein, is defined as follows:

Market Value: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

1. The relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. The terms of sale (e.g., cash, cash equivalent, or other terms); and
3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

(Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017)

The appraisal report has been prepared under all professional appraisal standards and guidelines including the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal foundation and the Code of Professional Ethics and Standards of Professional Practice (SPP) of the Appraisal Institute. It is further consistent with the requirements of the NJDEP Green Acres guidelines.

Assumptions and Limiting Conditions

This appraisal report has been made with the following assumptions and limiting conditions:

This is an Appraisal Report, which should comply with the reporting requirements under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. It presents only summary discussions of the data, reasoning, and analyses used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraisers are not responsible for unauthorized use of this report.

The legal description furnished is assumed to be correct. The appraisers assume no responsibility for legal matters, nor renders any opinion on the title, which is assumed to be good.

This value estimate is contingent upon the limiting conditions and assumptions stated in the following report.

Extraordinary Assumption: *"An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions." (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)*

Given the lack of a Letter of Interpretation (LOI) from the Pinelands Commission, it is assumed that the subject property is entitled to .25 Pinelands Development Credit or 1 Development Right.

Hypothetical Condition: *"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis." (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)*

Based upon client instructions, this appraisal assumes that the subject property has no conservation restrictions and can be developed as per municipal zoning and Pinelands regulations, including mandatory clustering with forest area clustering bonus.

The subject property is vacant land located in Barnegat Township, Ocean County, New Jersey. The principal appraisers who prepared this report have had experience in the area with appraising similar type properties in this area.

After analysis of all data affecting the value of the property, we are of the opinion that the subject has a market value of the Fee Simple interest as of the effective date August 15, 2017 of:

NINE HUNDRED SEVENTY-TWO THOUSAND DOLLARS

$972,000

Respectfully submitted,

Richard E. Hall, MAI
NJ State Certified General
Real Estate Appraiser #42RG00046900

Robert W. Kirwan, SRA, CTA
NJ State Certified General
Real Estate Appraiser #42RG00012900

REH/RWK/ks

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY:	Size: 192.86 acres Owner: State of New Jersey (NJDEP) 177 Old Halfway Road/221 Old Cedar Bridge Road Block 45, Lot 1; Block 51, Lot 4.01 Block 52, Lot 6.05 Barnegat Township Ocean County, New Jersey
PURPOSE OF REPORT:	To estimate the market value of the subject property.
INTEREST APPRAISED:	Fee Simple
EFFECTIVE DATE OF VALUE:	August 15, 2017
INTENDED USE:	The intended use of this appraisal report is reportedly for land exchange of 192.86 acres to be transferred into the Green Acres Program from NJDEP, as per the intended user of this report, Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.
TYPE OF PROPERTY:	Vacant Land
LAND:	
Barnegat Township	192.86 ± acres
Block 45, Lot 1, Barnegat	2.98± acres
Block 51, Lot 4.01, Barnegat	119.38± acres
Block 52, Lot 6.05, Barnegat	70.50± acres
Total	**192.86** ± acres
IMPROVEMENTS:	None – vacant land
HIGHEST AND BEST USE:	Residential development and passive recreation
ZONING:	**Barnegat Township** Block 45, Lot 1 (2.98± acres)- PA Preservation Zone Block 51, p/o Lot 4.01 (30.0± acres)- PA Preservation Zone Block 52, p/o Lot 6.05 (6.5± acres)- PA Preservation Block 51, p/o 4.01 (89.38± acres) – PF Preserved Forest Area Zone Block 52, p/o Lot 6.05 (64± acres)-PF Preserved Forest Zone
2017 ASSESSMENT DATA:	See body of report for breakdown.

Summary of Salient Facts & Conclusions (Cont'd)

EXPOSURE TIME: Less than 12 months

VALUE INDICATIONS – Preservation Area – Barnegat Block 45, Lot 1 (2.98± acres), Block 51, p/o Lot 4.01 (30.0± acres), Block 52, p/o Lot 6.05 (6.0± acres) – PA - Total Acreage = 39.48± acres with .25 PDC (1 development right):

Cost Approach:	$	N/A
Sales Comparison Approach:	**$**	**52,000**
Income Capitalization Approach:	$	N/A

VALUE INDICATIONS – Forest Area – Barnegat Block 51, p/o Lot 4.01 (89.38± acres), Block 52, p/o Lot 6.05 (64.0± acres) – FA – Total Acreage = 153.38± acres

Cost Approach:	$	N/A
Sales Comparison Approach:	**$**	**920,000**
Income Capitalization Approach:	$	N/A

TOTAL (includes bulk discount) - $972,000

FINAL VALUE ESTIMATE
(As of August 15, 2017)

$972,000

CERTIFICATION OF APPRAISAL ASSIGNMENTS

The property of this appraisal report is Block 45, Lot 1; Block 51, Lot 4.01; Block 52, Lot 6.05 on the official tax map of Barnegat Township, Ocean County, New Jersey. We certify that, to the best of our knowledge and belief, ...

The statements of fact contained in this report are true and correct to the best of the appraisers' knowledge and are not misrepresented.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.

We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias regarding the parties involved.

We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the value estimate, the attainment of a stipulated result, or a subsequent event. The appraisal assignment was not based on a requested minimum valuation, a valuation, or approving a loan.

Our analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and consistent with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the Appraisal Institute relating to review by its duly authorized representatives.

As of this report, we have completed the continuing education program of the Appraisal Institute.

Richard E. Hall, MAI made a site visit of the subject property on April 9, 2014, May 12, 2017 and reviewed recent subject photos taken on July 19, 2017. Robert W. Kirwan, SRA made a site visit of the subject property on July 19, 2017. No one other than the person or persons signing this report prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal.

The conclusions in this appraisal report express our opinion of the market value of the fee simple interest as of the effective date August 15, 2017, in the above captioned property at: **$972,000**

Robert W. Kirwan, SRA, CTA
NJ State Certified General
Real Estate Appraiser #42RG00012900

Richard E. Hall, MAI
NJ State Certified General
Real Estate Appraiser #42RG00046900

QUALIFICATIONS OF:

RICHARD E. HALL, MAI

Appraiser/Consultant

CERTIFICATIONS AND LICENSES:

State Certified General Real Estate Appraiser (SCGREA) - #42RG00046900 (Certified to 12/31/17)
Licensed Real Estate Broker, State of New Jersey (1972-2012)
Certified Tax Assessor (CTA), #0856 – State of New Jersey (1972 – 6/2014)

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS:

MAI:	Member, Appraisal Institute
CRE:	Member, The Counselors of Real Estate (1990-2015)
Realtor:	National Association of Realtors & Ocean County Board of Realtors (1972-2012)

PROFESSIONAL EDUCATION:

Graduate of Rider University, Trenton, New Jersey in 1971; Degree: B.S. in Commerce, Finance Major
Former Adjunct Instructor of Real Estate Appraisal, Real Estate Finance and Investment
Stockton State College, Pomona, New Jersey
A.I. Courses Required Completed
Numerous lectures, workshops and conferences sponsored by the:
Appraisal Institute, The Counselors of Real Estate American Institute of Real Estate Appraisers, American Society of Real Estate Counselors, Society of Real Estate Appraisers, New Jersey Association of Realtors, National Association of Securities Dealers (NASD); Office of Dispute Resolution, NASD Arbitrator Panel Member Training, 1999; Office of Dispute Resolution, NASD Chairperson Training, 2000

QUALIFIED BEFORE COURTS AND ADMINISTRATIVE BODIES:

- United States Claims Court
- United States Federal Bankruptcy Court
- United States District of New Jersey
- Superior Court State of New Jersey
- Tax Court of the State of New Jersey
- Various County Tax Boards of the State of NJ
- Various Municipal Authorities, Planning & Zoning Boards, Committees and Administrative Boards
- National Association of Securities Dealers (NASD), Approved Panelist on Arbitration Cases

EXPERIENCE:

Appraising and Consulting

Since 1973, Mr. Hall has been involved in the real estate appraising and consulting practice, primarily limited to commercial investment, vacant land and litigation appraising.

Professional Organizations

Society of Real Estate Appraisers, Chapter 105, Past President 1978, Committee Member and Board of Directors

Appraisal Institute, New Jersey Metro Chapter, Past President 1995, Board of Directors and Admissions Committee and member of National Review and Counseling Committee

Alternative Dispute Resolution Experience

Engaged as a real estate appraisal consultant and negotiator for many municipalities and governmental agencies for land acquisition.

Past President and former member of the Ocean County Board of Taxation with the responsibility of overseeing the County Tax Administration and acting as a hearing officer for taxpayer filed tax appeals 1998-2008.

Approved Arbitrator for the National Association of Securities Dealers (NASD)

Litigation and testimony matters as a real estate expert in the State and Federal Courts.

QUALIFICATIONS OF:

ROBERT W. KIRWAN, SRA, SCGREA, CTA

CERTIFICATIONS AND LICENSES:

NJ State Certified General Real Estate Appraiser (SCGREA) - #42RG00012900, 1991 – Present
Certified Tax Assessor (CTA) State of New Jersey, 1998 – Present

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS:

SRA: Senior Residential Appraiser - Appraisal Institute, 1989 – Present
Realtor: National Association of Realtors & Ocean County Board of Realtors, 1995 – Present

PROFESSIONAL EDUCATION:

Bachelor of Arts in Geography - Rutgers College, New Brunswick, New Jersey - 1977
Appraisal Institute required courses for designation & continuing education, 1986 – Present
Certified Tax Assessor required certification courses & continuing education, 1998 – Present
Numerous seminars, workshops and lectures sponsored by the:
Appraisal Institute, Society of Real Estate Appraisers, International Association of Assessing Officers, NJ Department of Environmental Protection – Green Acres Program, New Jersey Association of Realtors, Worldwide ERC (Employee Relocation Council), National Association of Independent Fee Appraisers

QUALIFIED BEFORE COURTS AND ADMINISTRATIVE BODIES:

United States Claims Court
Superior Court State of New Jersey
Various Municipal Authorities, Planning & Zoning Boards
New Jersey Tax Court
Various NJ County Tax Boards

EXPERIENCE:

Appraising and Consulting:
Since 1989, I have been involved in real estate appraising and consulting practice, primarily limited to residential, vacant land, public acquisitions, tidelands issues and litigation appraising. 1987-1989 real estate appraiser for Atlantic Coast Realty Appraisal Group. 1986-1987 residential real estate appraiser for Hall/Palmer Appraisal. 1979-1986 Cartographer for New Jersey Pinelands Commission.

Professional Organizations:
Appraisal Institute, Past President of Central NJ Chapter -1992
Appraisal Institute, Board of Directors for South Jersey Chapter - 2013-2014.
Governors Mapping Advisory Committee member - 1983-1986

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

UNLESS OTHERWISE STATED, this appraisal report is subject to the following assumptions and limiting conditions:

The appraisers have not examined into and do not pass upon the title to the property, nor is it to be construed or implied that this report in any manner passes upon, counsels or advises in legal matters.

The description of the premises as reported herein is in accordance with information furnished by the client Ocean County Planning Board accepted as correctly designating the boundary lines, but no investigations or survey has been made of the same.

The property is appraised as a whole in fee simple, free of liens, mortgages, restrictions of use or other encumbrances, leases, easements or other contracts running in favor or against the property except as specified.

Information pertaining to data from which computations are based, including but not limited to operating expenses, income and/or existing contracts, zoning regulations or other use restrictions, boundary lines, engineering surveys and conditions not evident upon surface inspection of the property, have been obtained from sources considered reliable, accepted and reported herein as correct and authentic but not guaranteed.

The value applies only to the premises described. It is not to be employed in making summation appraisals of said land and building or buildings that may be placed thereon; nor is said value or any analysis thereof or any unit values derived to be construed to any other property, however similar.

The division of land and improvement values as reported is applicable only under the program of utilization as discussed within the context of the report.

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any purpose other than as stated in the appraisal.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the author. The restrictions on publication include but are not limited to: valuation, conclusions, identity of the appraisers or firm with which they are connected, or any reference to the Appraisal Institute.

The appraisers are not to be required, by this appraisal, to give testimony or attendance in court regarding the property appraised.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property were not called to the attention of nor did the appraisers become aware of such during the appraisers' inspection.

The appraisers do not know of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property.

General Assumptions and Limiting Conditions (Cont'd)

The value estimated is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto which would cause a loss of value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

The appraisers have not reviewed a Phase I Environmental Audit report, such an examination is customary in transferring commercial, industrial or vacant real estate. The appraisal is based on an assumption of a Phase I Environmental Audit report indicating no contamination.

The opinions expressed are subject to and contingent upon compliance of the property to environmental laws and regulations, where applicable, that may be within the jurisdiction of any federal, state, county or municipal authorities, agencies or sub-divisions.

The valuations discussed are subject to and contingent upon any claims or rights of the United States of America or the jurisdictional state as it would relate to lands flowed by tides, tributary rivers or other water bodies.

The property is appraised and value conclusions are set forth under the assumption that the land utilization or opinions of highest and best use comply with all laws, regulations and statutes that would affect the utilization of the property including but not limited to zoning, licensing, permitting and environmental, whether within the jurisdiction of federal state, county or municipal authority.

This appraisal is made understanding that the subject can obtain a negative declaration from the New Jersey Department of Environmental Protection (NJDEP) under the regulations and requirements of the Environmental Cleanup Responsibility Act of 1983 (ECRA), as amended including the Industrial Site Recovery Act (ISRA) amendments of June 16, 1993. These Acts require as a pre-condition of any cessation of operation or transferring real property, which used or stored regulated hazardous substances, the testing, cleanup and disposal of any such material. The appraisers are not qualified to determine the existence of any such hazardous material and therefore, has expressed a value of the property as if free and clear of any such substances.

The appraisers have not been apprised or is qualified to ascertain the existence of radon, a radioactive gas which occurs naturally in the soil of certain identified areas. This gas in concentrated form has been detrimental and its existence would create a negative impact on value. As in the above instance, the value estimate assumes the subject is free and clear of radon gas.

The Americans with Disabilities Act (ADA) relating to public accommodations and commercial facilities, became effective 1/26/92. The appraisers have not made a compliance survey and analysis to determine whether any improvements, if applicable, are in conformity with the detailed requirements of the ADA. A compliance survey, with a detailed analysis of the ADA, could reveal that non-compliance with one or more of the Act. If so, this could have a negative effect upon value. Since the appraisers have no direct evidence relating to this issue, he did not consider possible non-compliance with the requirements of ADA in the estimation of value.

SPECIAL NOTE:

If investigations, special studies including but not limited to legal, engineering, chemical or others, completed by qualified individuals should reveal that facts within the assumptions and limiting conditions were not known or conveyed to the appraisers as of this report, they should be apprised of such information to obtain his opinion on the effect to his final value estimate.

CLIENT

Ocean County Natural Land Trust / Ocean County Planning Board
Attn: Mark A.C. Villinger, Principal Planner
P.O. Box 2191
Toms River, NJ 08754

IDENTIFICATION OF PROPERTY

The property is legally known as Block 45, Lot 1; Block 51, Lot 4.01; Block 52, Lot 6.05 on the official tax map of Barnegat Township; Ocean County, New Jersey. The property is more commonly known as: 221 Old Cedar Bridge Road, 50 Warren Grove Road and 177 Old Halfway Road

Green Acres Project
SHC #2015-003

Title search and survey, have been provided. The legal description contained within represents the best available to the appraisers. It is assumed to be correct, however, no implied warranties or legal opinions are rendered. The property has been evaluated based upon descriptions as provided by the client and are subject to the assumptions and limiting conditions contained herein.

INTEREST VALUED

Fee Simple interest held by record owner – State of New Jersey (NJDEP)

INTENDED USE AND INTENDED USER OF APPRAISAL

The intended use of this appraisal report is reportedly for land exchange of 192.86 acres to be transferred into the Green Acres Program from County of Ocean as per the intended user of this report, Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.

PURPOSE OF REPORT

This appraisal report estimates the market value of the subject property. Market value, as estimated herein, is defined:

> **Market Value:** A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.
>
> 1. The relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
> 2. The terms of sale (e.g., cash, cash equivalent, or other terms); and
> 3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).
>
> (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017)

DATE OF REPORT – August 28, 2017

SCOPE OF WORK *"The type and extent of research and analysis in an assignment." (Source: The Appraisal of Real Estate 14th Edition, The Appraisal Institute, dated 2013.)*

Work encompasses the research and analysis to prepare a report under the intended use, the Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The three major sections of work are:

- Identifying the problem
- Determining the solution
- Applying the solution

Scope of work is the steps an appraiser will make in performing an assignment. Solving an appraisal problem involves three steps; 1) Identifying the problem; 2) Determining the solution (scope of work); and 3) Applying the solution.

Identifying the Problem

The identification of the appraisal problem involves identifying the following steps:

- Client;
- Intended Users besides the client;
- Intended Use
- Objective of the appraisal or type of value and its definition;
- Effective Date;
- Property Characteristics that relate to the assignment such as the interest to be valued and physical and legal characteristics;
- Assignment conditions such as hypothetical conditions, extraordinary assumptions and other requirements.

Client – The client of this report is Ocean County Natural Land Trust / Ocean County Planning Board.

Intended Users of Appraisal – Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.

Intended Use – The intended use of this appraisal is for land exchange of 192.86 acres to be transferred from NJDEP Green Acres Program to County of Ocean as per the intended user of this report, Ocean County Natural Land Trust / Ocean County Planning Board and NJ Department of Environmental Protection Green Acres Program.

Effective Date of Value Opinion – August 15, 2017

Scope of Work (Cont'd)

Physical Characteristics – In this appraisal assignment, Richard E. Hall, MAI made a site visit of the subject property on April 9, 2014, May 12, 2017 and reviewed recent subject photos taken on July 19, 2017. Robert W. Kirwan, SRA made a site visit of the subject property on July 19, 2017. We have reviewed the following supplied information with physical measurements:

- Ocean County Natural Lands Trust Fund Nomination Form.
- Proposed Land Swap Map prepared by Ocean County Planning Board, dated January 7, 2017.

We then used information from county records, real estate agents, owner's comments, assessor's records, the state records, multiple listings service data, aerial photography, wetlands mapping to identify the characteristics of the subject property that are relevant to the valuation problem, if applicable.

Legal Characteristics – We relied on the street address, deed description, tax block and lot and tax map for information regarding easements, covenants, restrictions and other encumbrances. We did not independently research such items, and was not provided with a title report. The acreage calculation is based upon information provided from the client.

Extraordinary Assumption: *"An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions." (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)*

Given the lack of a Letter of Interpretation (LOI) from the Pinelands Commission, it is assumed that the subject property is entitled to .25 Pinelands Development Credit or 1 Development Right.

Hypothetical Condition: *"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis." (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)*

Based upon client instructions, this appraisal assumes that the subject property has no conservation restrictions and can be developed as per municipal zoning and Pinelands regulations, including mandatory clustering with forest area clustering bonus.

Economic Characteristics – None - vacant land

Determining the Solution (Scope of Work)

Type and Extent of the Data Researched

This assignment also included searching for sales similar to the subject. We researched the market area for sales of properties with similar zoning. Comparable were selected based on physical and location characteristics. Of these sales, the sales considered to be most similar to the subject were used in the sales comparison approach.

Scope of Work (Cont'd)

Applying the Solution

Type and Extent of Analysis Applied

The value opinions in this report are based upon review and analysis of the market conditions affecting real property value based upon the market transactions and the attributes of competitive properties, and sales data for similar type properties.

To determine the highest and best use of the real estate, we completed a survey of the market, carefully noting supply and demand factors, and examined the feasibility of alternative uses. The appraisal problem warranted no intensive highest and best use study. Given the real estate, our conclusion of highest and best use was based on logic and observed evidence.

There are three traditional approaches used to arrive at an opinion of value of real estate: the sales comparison approach, the cost approach, and the income capitalization approach.

We did not apply the cost approach and income capitalization approach because they were not considered applicable to arrive at credible results. We applied the sales comparison approach, which is necessary for credible results given the intended use, property characteristics and type of value sought.

After selecting the sales, a comparative analysis of relevant factors that influence value adjusted the sales to the property based upon the actions and preferences demonstrated by the participants in the marketplace.

NEW JERSEY PINELANDS

The Pinelands National Reserve

The Pinelands is our country's first National Reserve and a U.S. Biosphere Reserve of the Man and the Biosphere Program.

This internationally important ecological region is 1.1 million acres in size and occupies 22% of New Jersey's land area. It is the largest body of open space on the Mid-Atlantic seaboard between Richmond and Boston and is underlain by aquifers containing 17 trillion gallons of some of the purest water in the land.

In 1979, our state formed a partnership with the federal government to preserve, protect and enhance the natural and cultural resources of this special place.

Today, with the Pinelands Comprehensive Management Plan, the region is protected in a manner that maintains its unique ecology while permitting compatible development.

The Pinelands National Reserve (PNR) created by Congress under the National Parks and Recreation Act of 1978. The PNR is the first National Reserve in the nation. The PNR encompasses approximately 1.1 million acres covering portions of seven counties and all or parts of 56 municipalities.

Location, Geology, Climate

The Pinelands is in the Atlantic Outer Coastal Plain, a geological formation characterized by gently rolling terrain and sandy soils. Underlying much of the Pinelands is the Cohansey Aquifer. This formation of unconsolidated sand and gravel functions as a vast reservoir estimated to contain over 17 trillion gallons of some of the purest water in the country. The water in this shallow aquifer frequently lies at or near the surface, producing bogs, marshes, and swamps. The streams of the Pinelands are fed by this aquifer, and are characteristically acidic and nutrient poor. Natural organic contents leaching out of the soils are responsible for the dark tea color of the region's streams.

People and Economy

Over 700,000 people live in Pinelands communities. Population densities range from less than 10 persons per square mile in the interior sections to over 4,000 persons per square mile in more developed communities at the edge of the region.

Agriculture, including blueberries and cranberries, as well as row and field crops, is extremely important to the region's economy. New Jersey is among the top states in the nation in the production of blueberries and cranberries, and virtually these are grown in the Pinelands. Other major industries are recreation, resource related industries, construction (on the periphery) and shell fishing.

The Pinelands National Reserve (Cont'd)

Ownership

The Pinelands region is 1/3 publicly and 2/3 privately owned.

Public lands of the State of New Jersey comprise over 300,000 acres and include parks, forests, and wildlife management areas such as Wharton, Bass River, Brendan T. Byrne, Belleplain, Island Beach, Colliers Mills, and Greenwood among others.

The historic villages of Batiste and Double Trouble are visitor attractions administered by the Division of Parks and Forests of the New Jersey Department of Environmental Protection.

Federal properties include three military installations, the Forsythe National Wildlife Refuge and the Cape May National Wildlife Refuge.

Numerous county and municipal parks, as well as conservation lands owned by nonprofit organizations, exist within the Pinelands.

Pinelands Comprehensive Management Plan (CMP) – Pinelands Protection Area

The CMP implements, and is an exercise of, the powers granted to the Pinelands Commission by the 1979 New Jersey Pinelands Protection Act and the Federal National Parks and Recreation Act of 1978. The regulations and standards it contains are designed to promote orderly development of the Pinelands to preserve and protect the significant and unique natural, ecological, agricultural, archaeological, historical, scenic, cultural and recreational resources of the Pinelands.

In the center of America's most popular region lies over a million acres of forests, farms, and scenic towns, the New Jersey Pinelands.

The Pinelands is a patchwork of pine oak forests, tea-colored streams and rivers, spacious farms, crossroad hamlets and small towns stretched across southern New Jersey.

In 1978 Congress created the Pinelands National Reserve, the country's first. The Reserve was to be a place where governments at every level, from Washington down to local planning boards, could help shape the Pinelands' future in keeping with some basic guidelines. The state was to take the lead in evaluating the Pinelands' resources and planning how best to balance their protection with new development. As provided in the federal law, Governor Brendan T. Byrne established the Pinelands Commission by executive order on February 8, 1979 and gave it responsibility for these tasks.

The Pinelands Protection Area (Cont'd)

The New Jersey Legislature, at Governor Byrne's request, supplemented the federal law by passing the Pinelands Protection Act in June 1979. The Act affirmed the temporary limitations on development which the Governor had put into effect while a plan to protect the Pinelands was being created. It also established a requirement that county and municipal master plans and land use ordinances be brought into conformance with the Comprehensive Management Plan which the Commission was developing.

Management Areas

The Pinelands Comprehensive Management Plan Land Capability Map establishes nine land use management areas with goals, objectives, development intensities and permitted uses for each. These are implemented through local zoning which must conform with Pinelands land use standards. Below are generalized descriptions of each management area with permitted uses. The summaries below are intended only to serve as a guide and are subject to various local conditions and limitations.

Preservation Area District – 288,300 acres. This is the heart of the Pinelands environment and the most critical ecological region; a large, contiguous wilderness-like area of forest which supports diverse plant and animal communities and is home to many threatened and endangered species. No residential development, except for one-1 acre lots in designated infill areas (total 2,072 acres) and special "cultural housing" exceptions, on minimum 3.2 acre lots for property owned by families prior to 1979. Limited commercial uses in designated infill areas.

Special Agricultural Protection Area – 40,300 acres. These are areas primarily used for berry agriculture and horticulture of native Pinelands plants. Only residential farm-related housing on 40 acres, and expansion of existing non-residential uses permitted.

Forest Area – 245,500 acres. Similar to the Preservation Area District in terms of ecological value; this is a largely undeveloped area which is an essential element of the Pinelands environment. It contains high quality water resources and wetlands and provides suitable habitat for many threatened and endangered species. Permitted residential densities average one home for every 28 acres.

Agricultural Production Area – 68,500 acres. These are areas of active agricultural use, generally upland field agriculture and row crops, including adjacent areas with soils suitable for expansion of agricultural operations. Farm-related housing on 10 acres and non-farm housing on 40 acres are allowed. Permitted non-residential uses are agricultural commercial and roadside retail within 300 feet of pre-existing commercial uses.

Rural Development Area – 112,500 acres. This is a transitional area that balances environmental and development values between conservation and growth areas. Limited, low density residential development and roadside retail is permitted. Residential densities average one home for every five acres.

The Pinelands National Reserve (Cont'd)

Military and Federal Installation Area – 46,000 acres. Federal enclaves within the Pinelands. Permitted uses are those associated with function of the installation or other public purpose uses.

Pinelands Villages – 24,200 acres. 47 small, existing, spatially discrete settlements which are appropriate for infill residential, commercial and industrial development compatible with their existing character. Residential development is permitted on minimum 1-acre lots if not sewered.

Pinelands Towns – 21,500 acres. Six large, existing spatially discrete settlements. Residential development is permitted on minimum 1-acre lots if not sewered and 2 to 4 homes per acre with sewers. Commercial and industrial uses are also permitted.

Regional Growth Area – 77,200 acres. These are areas of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. Residential development of approximately 3 homes per acre with sewers. Commercial and industrial uses are permitted.

Descriptions and Regulations Relevant to the subject property

Resource Extraction

The commercial mining of sand, gravel, clay, and ilmenite is permitted in the Pinelands. However, since resource extraction significantly alters the landscape and can lower water quality and disrupt drainage patterns; mining operations must be carefully conducted.

The Pinelands Plan prohibits new mining operations in the Preservation Area District, Agricultural Production Areas, Forest Area and Special Agricultural Production Areas. Existing operations in these areas are permitted to continue, subject to strict limitations. New mining operations may be located in other parts of the Pinelands. The Pinelands Plan requires that these mining areas be buffered from adjacent properties. Mining must be conducted in a logical sequence, harm to water resources off the site must be minimized and the site must be restored once mining is complete.

Preservation Area

The heart of the Pines from an environmental point of view is the Preservation Area. Here one finds the pristine Pine Barrens Rivers, the Mullica, the Batsto, the Bass, Wading and Oswego. Here are the unique forests of pygmy pines and oaks known as the East and West Plains. The ruins of long-deserted towns and factories poke through the underbrush amidst a maze of twisting, barely passable sand roads. The solemn gloom of cedar swamps gives way to the flowery brilliance of inland marshes and bogs. To save all this, the Plan created a Preservation Area District where conventional residential, commercial and industrial development is largely prohibited. In general, only new land uses compatible with the ecology of the central Pines are allowed. Examples of acceptable activities are forestry, cultivation of berries and native plants, and operation of recreational facilities, such as canoe rental services and campgrounds designed for minimal impact on the landscape.

The Pinelands Protection Area (Cont'd)

The Preservation Area District's approximately 290,000 acres (including acreage already protected in public holdings, such as Wharton and Brendan T. Byrne Lebanon State Forests) are immune from new residential development with one exception. Members of families that have lived in the Pinelands for at least 20 years are allowed to build houses for their own use on land they owned as of February 7, 1979, the day before Governor Byrne ordered the interim development controls. The lot must be at least 3.2 acres to meet the Plan's water quality standard regulating ground water contamination from septic systems.

Pinelands Development Credits (Source Pinelands Commission)

The Pinelands Development Credit Bank is an independent state agency that plays a pivotal role in helping the Pinelands Development Credit (PDC) program run smoothly and efficiently.

The PDC Program is a Transferable Development Rights (TDR) program that encourages a shift of development away from important environmental and agricultural areas to other areas within the region. It provides a way for landowners in these environmental and agricultural areas to benefit economically from increased land values in other areas zoned to allow more residential development. Developers benefit by being able to build more homes on these properties than would normally be permitted.

The basic premise of a TDR program is that development opportunities can be moved from one property to another. These so-called transferable development rights are allocated to properties located within sending areas; they are then severed, sold and used to increase the amount of development permitted in receiving areas. Once redeemed, the development rights cannot be used again.

If property owners in these sending areas wish to sell transferable development rights, they place a restriction (or easement) on the deed to their properties. These restrictions ensure that the properties will be forever used for agriculture or for other economic uses, such as lumbering or recreation, which are compatible with the environment. Once the deed restriction is recorded, the rights have been removed, or severed, from the property and they can be sold separate and apart from the property itself. The primary receiving areas for the rights are Pinelands Regional Growth Areas. Municipalities specify in their zoning ordinances how many homes can be built in residential zoning districts without PDCs and how many more homes can be built if PDCs are used. Developers can determine how many homes they wish to build on a given property and buy transferable development rights when needed. When a development plan for a receiving site is approved, the developer redeems the requisite number of PDCs.

Pinelands Development Credits (Cont'd)

The PDC program also offers several other sending and receiving opportunities in the Pinelands. For example, people in Pinelands growth areas sometimes seek "variances" from zoning ordinances to permit residential development in a business zone or vice versa. Under the Pinelands Plan, municipalities can grant these variances when PDCs are redeemed. Variances are also occasionally sought to permit a home to be built on an undersized (non-conforming) lot elsewhere in the Pinelands. With some limitations, the Pinelands Plan also authorizes municipalities to consider these types of variances when PDCs are redeemed.

People who own property outside of the normal sending areas can also receive an allocation of PDCs to alleviate a property hardship. These situations sometime exist when a property has severe environmental constraints and cannot be developed without harming the environment. In these cases, the Pinelands Commission may approve a waiver of strict compliance which allocates PDCs to the property so the owner can sell them and receive a financial return equal to the property's fair market value.

Pinelands Development Credits may be sold privately in two different ways. If not severed beforehand, PDCs are automatically transferred to the new owner when a sending property is sold. Buyers and sellers alike should be cautioned, however, that the guaranteed allocation of one right for small properties is lost unless that right is severed before the sending property is sold. Once severed, of course, PDCs can be sold separately from a sending property.

PDC's are allocated based upon 1 credit (4 rights PDRs) per 39 upland acres and 2/10ths of credit per 39 acres of wetlands.

OCEAN COUNTY DATA

Ocean County is in the south-central portion of New Jersey, comprising 33 individual municipalities and boroughs, and is the second largest county in the state in size. It is bordered to the east by the Atlantic Ocean, to the north by Monmouth County, to the west by Burlington County and to the south by Great Bay and Little Egg Inlet.

The county encompasses a land area of approximately 640 square miles, including almost 280 square miles of open water, offering several miles of water frontage. It is near two of the nation's largest metropolitan centers, New York City, approximately 60 miles to the north and Philadelphia, approximately 50 miles to the west. These metropolitan areas are easily accessible to and from Ocean County via several major highways, namely the Garden State Parkway and Routes 70 & 72.

Significant and unique to Ocean County is the substantial amount of age-restricted housing. This has been evolving over a 40+ year period into one of the more concentrated senior citizen housing market segments in the country. Originally, the significant concentrations of age-restricted housing were contained within Berkeley, Manchester, Lakewood, Toms River and Brick Townships, however within the past few years the housing style has exploded to the southern area of the county, especially Ocean, Barnegat, Stafford and Little Egg Harbor Townships.

The age-restricted housing market is well entrenched in Ocean County and is expected to remain a considerable market force in years to come. This is further supported by the 2010 census data, which indicated that Ocean County had the second largest percentage of persons aged 65 and over in the state.

Ocean County is home to one-third of the fabulous Jersey Shore – 44 miles of the Atlantic Ocean coastline with sandy beaches, surf, fishing and water sports. Three major resort areas include Point Pleasant Boardwalk; Seaside Heights Boardwalk and Long Beach Island with its activity packed Beach Haven and Fantasy Island. There are also two oceanfront state parks which include 10-mile Island Beach State Park south of Seaside Park and the Barnegat Lighthouse State Park in Barnegat Light.

Virtually all the municipalities within the county have comprehensive zoning and planning policies. There is substantial involvement and support by the county and state governments regarding traffic and circulation plans, utility extensions and protection of valuable environmental resources. These agencies include, but are not limited to: the U.S. Army Corps of Engineers, NJDEP, NJ Division of Coastal Resources, Pinelands Comprehensive Management Plan and the NJ State Development & Redevelopment Plan. The permitting and approval process, however, can serve as a detriment to the development process due to layers of approvals, agency review, etc. Recent amendments to CAFRA include more stringent development standards and permitting processes within coastal areas.

In conclusion, Ocean County is expected to sustain its substantial tourism base and remain a stable suburban growth area within the state overall. As the population and households continue to expand, the retail, office, industrial and service industries within the county are expected to expand to meet these future demands albeit, at a slower overall pace than in the past decade.

SUMMARY DESCRIPTION OF THE REAL ESTATE APPRAISED

MUNICIPAL DATA SUMMARY

Barnegat Township

Municipality:	Barnegat	County:	Ocean
Type:	Township	State:	New Jersey

Land

Total Area:	34.67 square miles	% in Pinelands:	62.6%
		% in CAFRA:	37.4%

Government and Services

Form:	Township Committee
Police:	54 (# of Employees 2014)
Fire:	Volunteer

Population

Year		Density
1990:	12,235	352.8
2000:	15,270	440.4
2010:	20,936	603.9
2015: (estimated)	22,108	637.67

Housing/Households

Per Capita Median Income:	$19,307 (2000)	$29,944 (2015)
Total Housing Units:	6,066 (2000)	9,085 (2010)
Total Occupied Housing Units:	5,493 (2000)	8,128 (2010)
Employment:	2,830 (2015)	

Housing/Households (2015)

Owner-occupied Housing Units:	7,197
Renter-occupied Housing Units:	1,116

Single Family Building Permits	2011:	51	2014:	73
	2012:	161	2015:	101
	2013:	122	2016:	204
General Tax Rate	2011:	$2.397	2014:	$2.481
	2012:	$2.374	2015:	$2.546
	2013:	$2.417	2016:	$2.629

2016 Equalization Ratio:	101.98%
2016 Net Valuation Taxable:	$2,277,326,500

Sources: US Census Bureau, NJ Department of Labor, Ocean County Planning Department, Ocean County Abstract of Ratables

SUMMARY DESCRIPTION OF THE REAL ESTATE APPRAISED

PINELANDS MUNICIPAL DATA SUMMARY – Refer to Addenda Section VIII

NEIGHBORHOOD DESCRIPTION –

The subject property is in the Cedarbridge-Warren Grove section of Barnegat Township. The area is primarily conserved rural pinelands with scattered residential dwellings on large acreage homesites, mostly clustered along improved roads. The subject is just north of the Village of Warren Grove. In addition to residential homesites, there are scattered sand and mining operations within close proximity to the subject. The entire subject property is located in the Preservation and Forest Areas of the Pinelands Protection Area, which are its two most sensitive and protected zones.

LOCATION MAP

Neighborhood Supply/Demand

Review of MLS and public records for Barnegat and Stafford Township's western Forest Areas, indicates only one current vacant residential offering and six closed Forest Area sales in within the past 3 years. While the Preservation Areas has experienced no residential growth, due to restrictions, the Forest Areas have continued to attract buyers wanting a wooded rural character with vast amounts of surrounding protected land.

Overall, both Townships have experienced an increasing number of single family building permits since 2013 with 2017 expected to continue the trend. As the local and regional population continues to grow, the desirability of these limited rural sites having close proximity to services and recreation is expected to increase.

Analysis of Housing/Households shows increases in all categories when comparing the most recent available data with past data. Additionally, single family building permits have experienced a fourfold increase since 2012, with a spike in Stafford Twp. In 2014 due mainly to the Sandy storm recovery. Lastly, MLS single family sales have experienced appreciating prices of 5% per year over the past two years. All of these indicators are expected to continue demand and strain supply over the foreseeable future.

Total land allocation per Tax Records/Maps: Refer to Map in Addenda Section I

Acres - surveyed acreage is 192.86
Wetlands –77± acres or 40%
Buffer – 82.91 acres or 30.8%
Uplands (includes buffers): - 115.86± acres or 60%

Block 45, Lot 1
Site

Address:	177 Old Halfway Road
Legal Description/Municipality:	Block 45, Lot 1/Barnegat Township, Ocean County, N.J.
Size/Shape:	2.98± acres as per tax map/Slightly irregular- rectangular
Frontage/Depth:	332± feet along westerly side of Old Halfway Road (Graded 1-land dirt road/Irregular
Land Allocation:	Based upon the wetlands map provided, there appears to be approximately 100% uplands (Lakewood Soil Type) all within 300' wetlands buffer from adjacent lots.
Restrictions/Easements:	Pineland requirements, wetlands and buffers/None known or assumed
Topography/Physical:	Level/Wooded – Refer to topography map in Addenda Section I.
Environmental Hazards/Conditions:	None known
Road Improvements:	Old Halfway Road is a public graded dirt 1-lane lightly travelled roadway.
Utilities:	Electric, septic, well
Local Zoning:	PA – Preservation Area Zone (Refer to Addenda Section II for summary)
Zoning Compliance:	The site, on an overall basis, does NOT comply with the bulk or cultural requirements of the zone.

Summary Description of the Real Estate Appraised (Cont'd)
Block 45, Lot 1 (Cont'd)

Flood Hazard Designation:	Zone X & A as per Panel Number 34029C0390F
NJDEP Radon Tier Number:	3
US Census Tract Number:	7340.01
State Planning Area:	Pinelands
Pinelands:	Yes
CAFRA:	No
Sewer Service Area:	No
Total PDC's:	Estimated allocation of .25 PDCs for entire Preservation Area (included p/o block 52 lot 6.05 & p/o block 51, lot 4.01- See calculation in Addenda I).
KCS – Known Contaminated Sites:	Included in Addenda Section VIII is a list of known contaminated sites in Barnegat Township. Based upon the market, sales are occurring and homes are being built within the area, the KCS's do not appear to affect market values.

2017 Real Estate Tax Data

Land:	$ 13,500 (allocated from assessment including lot 8)
Improvements:	$ -0-
Total:	$ 13,500
2016 Tax Rate:	$2.629/$100 assessed
2016 Taxes:	$355
Equalization Ratio:	101.98%
Recent Transactional History:	None within 5 years
Improvements	None – vacant land

Summary Description of the Real Estate Appraised (Cont'd)
Block 45, Lot 1 (Cont'd)

TAX MAP

Summary Description of the Real Estate Appraised (Cont'd)

Block 51, Lot 4.01

Site

Address:	Old Cedar Bridge Road
Legal Description/Municipality:	Block 51, Lot 4.01/Barnegat Township, Ocean County, N.J.
Size/Shape:	119.38± acres per tax map/Irregular
Frontage/Depth:	465' + 1,815' discontinuous on south side of Old Cedar Bridge Road/1,650'-irregular
Land Allocation:	Based upon the wetlands map, there appears to be approximately 50-55±% wetlands with 300' buffer consuming an additional 30±%.
Restrictions/Easements:	Pineland requirements, wetlands, buffers/None known
Topography/Physical:	Varying/Wooded – Refer to topography map in Addenda Section I.
Environmental Hazards/Conditions:	None known
Road Improvements:	Graded dirt road – Old Halfway Rd/Cedar Bridge Road
Utilities:	Electric to western end of site only. Well & septic required
Local Zoning:	PA – Preservation Area Zone (western 30±% acres) PF – Preserved Forest Zone (Refer to Addenda Section II for summaries).
Zoning Compliance:	The site, on an overall basis, conforms with the bulk requirements of the Forest Area zone, requiring 17-acre minimum site size.
Flood Hazard Designation:	Zone A & X as per Panel Number 34029C0390F
NJDEP Radon Tier Number:	3
US Census Tract Number:	7340.01
State Planning Area:	Pinelands
Pinelands:	Yes
CAFRA:	No
Sewer Service Area:	No
Total PDC's:	Estimated allocation of .25 PDCs for entire Preservation Area (included p/o block 52 lot 6.05 & block 45, lot 1- See calculation in Addenda I).

Block 51, Lot 4.01 (Cont'd)

KCS – Known Contaminated Sites: Included in Addenda Section VIII is a list of known contaminated sites in Barnegat Township. Based upon the market, sales are occurring and homes are being built within the area, the KCS's do not appear to affect market values.

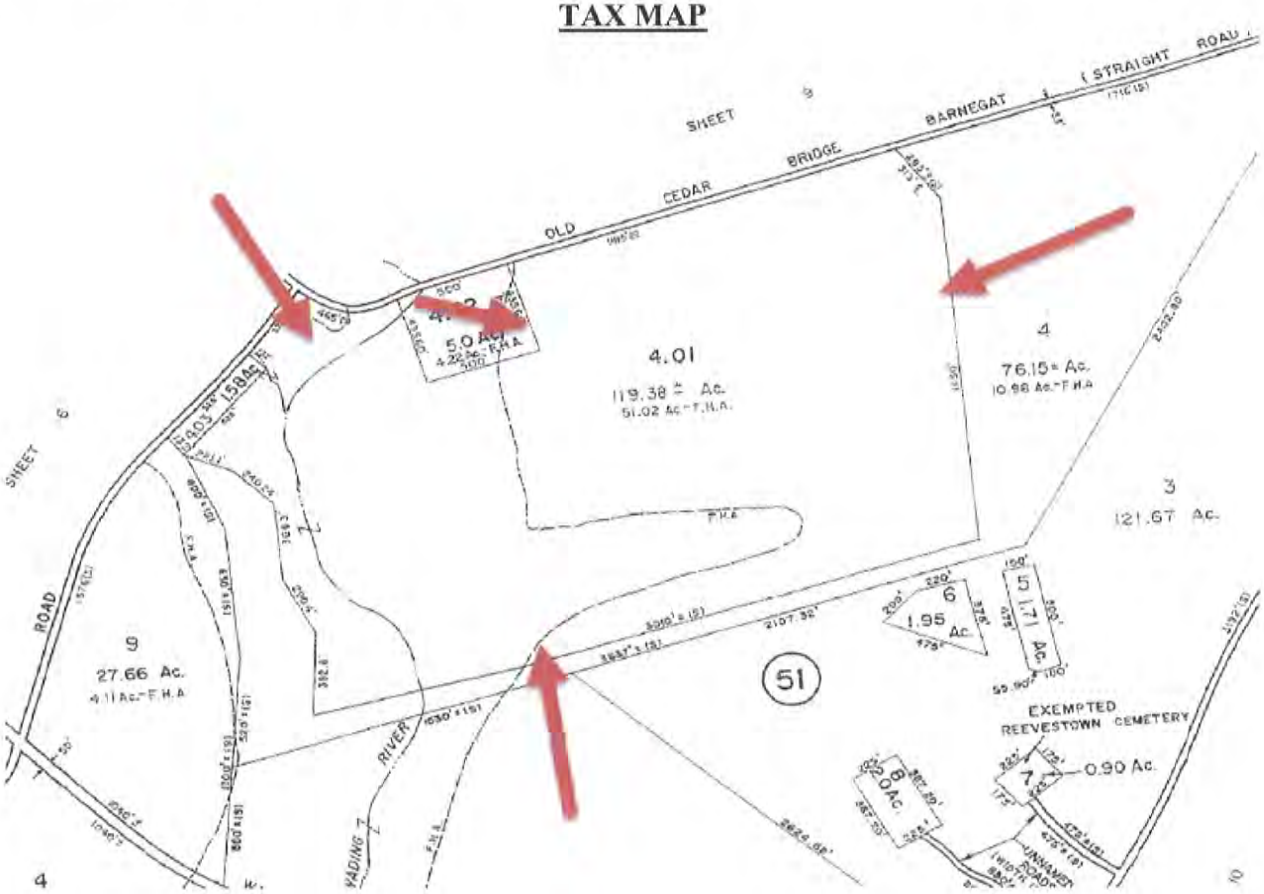
2017 Real Estate Tax Data

Land:	$ 537,226 (allocated from assessment including lots 3,5,6,8 & 9)
Improvements:	$ -0-
Total*:	$ 537,226
2016 Tax Rate:	$2.629/$100 assessed
2016 Taxes:	$14,124
Equalization Ratio:	101.98%

Recent Transactional History: No prior sale was found within past 5 years.

Improvements None – vacant land

TAX MAP



Summary Description of the Real Estate Appraised (Cont'd)

Block 52, Lot 6.05- Barnegat

Site

Address:	221 Old Cedar Bridge Road, Barnegat, NJ 08005
Legal Description/Municipality:	Block 52, Lot 6.05/Barnegat Township, Ocean County, N.J.
Size/Shape:	70.50 acres per tax map
Frontage/Depth:	3,100± feet along northerly side of Old Cedar Bridge Road/Irregular
Land Allocation:	Based upon the wetlands map, there appears to be approximately 25-30% ± wetlands (includes lake) and another 25-30%± pineland buffers, resulting in approximately 40-45% unencumbered uplands.
Restrictions/Easements:	Pineland requirements, wetlands, buffers/None known
Topography/Physical:	Varying/Wooded – Refer to topography map in Addenda Section I.
Environmental Hazards/Conditions:	None known
Road Improvements:	Old Cedar Bridge Road is a graded single lane dirt lightly travelled roadway
Utilities:	Electric at western end of property, septic & well required
Local Zoning:	PA – Preservation Area Zone – 6± acres PF – Preserved Forest Area Zone – 64.5± acres (Refer to Addenda Section II for summary)
Zoning Compliance:	The site on an overall basis complies with the bulk requirements of the PF zone requiring 17-acre lot size.
Flood Hazard Designation:	Zone X & A as per Panel Number 34029C0390F
NJDEP Radon Tier Number:	3
US Census Tract Number:	7340.01
State Planning Area:	Pinelands
Pinelands:	Yes
CAFRA:	No
Sewer Service Area:	No
Total PDC's:	Estimated allocation of .25 PDCs for entire Preservation Area (included p/o block 51 lot 4.01 & block 45, lot 1- See calculation in Addenda I).

Block 52, Lot 6.05 (Cont'd)

KCS – Known Contaminated Sites: Included in Addenda Section VIII is a list of known contaminated sites in Barnegat Township. Based upon the market, sales are occurring and homes are being built within the area, the KCS's do not appear to affect market values.

2017 Real Estate Tax Data

Land:	$ 840,000
Improvements:	$ -0-
Total:	$ 840,000
2016 Tax Rate:	$2.629/$100 assessed
2016 Taxes:	$22,084
Equalization Ratio:	101.98%

Recent Transactional History: None found within past 5 years

Improvements: None – vacant land

TAX MAP

Zoning:

Comments and Conformity - (Refer to copies of the Zoning Requirements of the below mentioned zones in Addenda Section II).

PA- Preservation Area – 39.48± acres

The PA zone generally limits use to low-intensity recreation, campgrounds, existing resource extraction, agricultural and preservation. Mining is not allowed since it was not operating as a mine prior to the enactment of the Pinelands Act in 1979. Single-family residential homes are only allowed for persons with cultural ties to the Pinelands area on lot areas of 3.2 acres resulting in no development potential.

PF –Preserved Forest Area (Barnegat Township) – 153.38± acres

The Forest Areas zones of Barnegat Township generally permits most types of residential uses with minimum lot sizes of 17 acres with a mandatory cluster provision on properties proposing more than two building units. As per the Pinelands Commission, contiguous acreage under similar zoning and ownership can be combined in determining the bonus density allocation and a dirt road would not be considered a barrier for the contiguous acreage calculation. In this case the cluster provision provides a 30% bonus density for properties having a parcel size of ≥150 acres. The subject property would therefore yield 11 building units, calculated as follows:

153.38 acres / 17 acres per unit = 9.02 units x 30% = 2.7 bonus density = 11.7 – **11 units**.

These 11 units must be clustered onto 1-acre uplands lots (outside 300' buffers) having improved road frontage near existing development and meeting the site width requirements of the PV (Pinelands Village zone, which is 200' in Barnegat).

Accordingly, these lots would require variances for both dirt road frontage and for reduced widths due to wetlands and associated 300' required buffers. As confirmed, the Pinelands Commission is not opposed to reducing the minimum widths or for development on dirt roads, both of which result in reduced preserved acreage impacts.

PDC –Pinelands Development Credit Estimate – 39.48± acres (34± acres wetlands & 5.48± acres uplands

Wetlands:	34 acres ÷ 39 acres = .872.0 x 0.2* =	.174 credits
Uplands:	5.48 acres ÷ 39 = .141 x 1* =	.141 credits
		.315 credits = ® .25 credits or 1 Development Right

*Development credits

HIGHEST AND BEST USE ANALYSIS

Preservation Area

Barnegat Block 45, Lot 1 (2.98± acres), Block 51, p/o Lot 4.01 (30.0± acres), Block 52, p/o Lot 6.05 (6.0± acres) - Total Acreage = 39.48± acres with .25 PDC (1 development right)

Legally Permitted – These properties are in the PA Preservation Zone which generally limits use to low-intensity recreation, campgrounds, existing resource extraction, agricultural and preservation. Mining is not allowed since it was not operating as a mine prior to the enactment of the Pinelands Act in 1979. Single-family residential homes are only allowed for persons with cultural ties to the Pinelands area on lot areas of 3.2 acres, typically not practical on this type of investment property. There are limited allowed uses as detailed in the zoning section. The site could also be used for passive recreation and given lack of a Pinelands Letter of Interpretation is assumed to contain a .25 Pinelands Development Credit (1 development right as calculated under zoning section).

Physically Possible – The properties have adequate access to utilize the property for low-intensity recreation. They have access on a graded dirt road. The properties have no utilities other than electric along the dirt road frontage, septic and wells are possible. Forestry is not considered possible given the small acreage with a pond and poor quality woodlands. It is physically possible to use the properties as a low-intensity-passive recreation site and for its potential PDC allocation.

Financially Feasible – The properties are situated in a state with a high population base with little land available for passive recreation sites, there is sufficient land for low intensity recreation. The properties are zoned PA with the Pineland Development Credits severed. Based upon the site conditions, the highest returns to the land is for uses permitted that are physically possible.

Maximally Productive – The test of maximum productivity is applied to the uses that have passed the first three tests. Additional analysis of the market forces of supply and demand may aid in the process of elimination. The test addresses not only the value created under the maximally productive use, but also the costs to achieve the value, if any, such as demolition and removal of structures, environmental remediation costs, and zoning changes. Of the financially feasible uses, the highest and best use is the use that produces the highest residual land value consistent with the market's acceptance of risk and with the rate of return warranted by the market for that use.

To determine the highest and best use of land as though vacant, rates of return that reflect the associated risks are often used to capitalize income from different uses into their respective values. The use that produces the highest residual land value is considered the highest and best use.

Conclusion – Based upon the aforementioned facts, it is our opinion that the highest and best use for the subject properties is for use as low-intensity passive recreation and to sever its potential Pinelands Development right.

HIGHEST AND BEST USE ANALYSIS

Forest Area

Barnegat Block 51, p/o Lot 4.01 (89.38± acres), Block 52, p/o Lot 6.05 (64.0± acres) – Total Acreage = 153.38± acres

Legally Permitted – The properties are in the PF-Preserved Forest Pinelands (Barnegat Township) which generally permits most types of residential uses with minimum lot sizes of 17 acres. The zone requires mandatory clustering to one acre lots with varying bonus density depending on size of contiguous ownership. The properties comply with the bulk area requirements of the zoning. Pinelands also have restrictions on the property as previously discussed. Based upon interviews with Pinelands Commission Planning Director and Review Staff and municipal zoning officer it is reasonably probable to assume that, the potential development plan could contain a potential of 11 one acre building lots utilizing the mandatory cluster provision. In order to yield the 11 one acre lots that is outside wetlands and wetland buffers, it is reasonable to assumes that Barnegat Township will recognize contiguous ownership across a dirt road and grant a variance for dirt road construction and development (all of which the Pinelands Commissions reports to have no issues with). Without a new access road into interior of unencumbered upland area an estimated yield of only 5-6 lots is possible along both sides of the property's eastern frontage on Old Cedar Bridge Road. The dirt road development and access construction is considered probable given the past approval of same on site immediately east of subject.

Physically Possible – The properties have the capability of using septic and well for development since central sewer and water are not available and the unencumbered acreage is mostly a Downer soil with 6+ depth to seasonal high-water table. There is adequate access, available electric within .25-.3 miles and no known adverse soil conditions within the potential development area to allow single family development on private septic and wells. Therefore, it is physically possible to develop the sites residentially as allowed by zoning. The sites have adequate upland area for 9 conforming lots, which when combined with the 30% bonus density of the mandatory cluster provision results in a total yield of 11 one acre lots.

Financially Feasible – In analyzing the financial feasibility of the subject properties, it is necessary to examine the current market as it relates to supply and demand for vacant 1-acre building lots adjoining large conservation acreage. Even the individual 17+ acre home sites in the area, generally are limited to disturbance of only 1 acre along the road frontage, as part of their Pinelands Commission approval. As the Pinelands Protection Area has experienced increasing development pressure since its inception, these acre sites adjoining larger conservation acreage have and will continue to have increasing demand given their scarcity.

We have analyzed two development scenarios to determine the most financially feasible use.

1) Develop the site with 5-6 one acre lots along both sides of the property's eastern dirt road frontage, which would require variances for site width (200' required - 100' needed) and for dirt road development (already allowed on adjacent property).

2) Develop the site with the maximum allowed 11 one acre lots which would require construction of a new 1,300±' dirt road (with electric service) extending into the unencumbered upland area of block 52 lot 6.05 and any necessary variances including dirt road development that would be needed.

Highest & Best Use – Forest Area (Cont'd)

Our analysis indicates that the estimated cost for developing, even a single lane dirt road/easement with electric extension (estimated at .5 mile), to yield the maximum 11 lots, results in a lower final value conclusion than to develop site with 5-6 lots located on both sides of existing Township graded dirt road. Additionally, developing this new road, if approved, does not add any significant value to the site due to gravel road construction and electric the extension.

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Maximally Productive – In order for the property to be maximally productive, it must be developed in accordance with the uses allowed by zoning to produce the highest return to the land. In the subject's case, it is for residential development of 5-6 one-acre lots on existing road frontage, with the balance of the tract for use as conservation and passive recreation, as required under the cluster provision.

Conclusion – Based upon the aforementioned facts, it is our opinion that the highest and best use for the subject properties is for land investment for the potential of 5-6 one-acre home sites on existing road frontage under the mandatory cluster provisions of the Forest Area zoning.

APPRAISAL PROCESS

In order to estimate market value, we have considered the three generally accepted approaches to value that includes the cost approach, sales comparison approach and income capitalization approach. Refer to definitions in Addenda Section VIII.

Cost Approach

The cost approach is a set of procedures in which an appraiser derives a value indication by estimating the current cost to reproduce or replace the existing structure, deducting for all accrued depreciation in the property, and adding the estimated land value. This approach is not applicable due to nature of the assignment.

Sales Comparison Approach

The sales comparison approach is a set of procedures in which an appraiser derives a value indication by comparing the property being appraised to comparable properties that have been sold recently, applying appropriate units of comparison, and making adjustments, based on the elements of comparison, to the sales prices of the comparables.

Income Capitalization Approach

The income capitalization approach is a set of procedures in which an appraiser derives a value indication for income-producing property by converting anticipated benefits into property value. This conversion is accomplished either by:

1) capitalizing a single year's income expectancy or an annual average of several years' income expectancy or an annual market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; or
2) discounting the annual cash flows for the holding period and the reversion at a specified yield rate.

Applicable Approaches

As the subject is vacant land and given the availability of comparable market data, the sales comparison approach to value is considered to be a highly reliable method of estimating the value. There are three traditional approaches utilized to arrive at an opinion of value of real estate: sales comparison approach, cost approach and income capitalization approach. We have utilized the sales comparison approach, which is necessary for credible results given the intended use, property characteristics and type of value sought.

SALES COMPARISON APPROACH
Preservation Area

Barnegat Block 45, Lot 1 (2.98± acres), Block 51, p/o Lot 4.01 (30.0± acres), Block 52, p/o Lot 6.05 (6.0± acres) - Total Acreage = 39.48± acres with .25 PDC (1 development right)

In the sales comparison approach, market value is estimated by comparing the subject property to comparable properties that have recently sold, are listed for sale, or are under contract (i.e., recently drawn up purchase offers accompanied by a cash or equivalent deposit). A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of comparable, competitive properties.

The comparative analysis performed in this approach focuses on similarities and differences among properties and transactions that affect value. These may include differences in the property rights appraised, the motivations of buyers and sellers, financing terms, market conditions at the time of sale, size, location, physical features, and, if the properties produce income, economic characteristics.

An extensive search was conducted in and around the subject market area in an attempt to locate and verify sales of properties similar to that of the subject. The sales selected in the valuation of the subject are shown on the adjustment grid on the following page, with a sales location map being found in Addenda Section IV of this report.

Property Rights Conveyed: *Analyzes – fee simple, leased fee, leasehold, partial interest, etc.*

All sales are considered fee simple sales, no adjustments warranted. Any PDC allocation or value was accounted for prior to adjustments.

Financing Terms: *Analyzes – seller financing, or assumption of existing financing, at non-market rates.*

All sales were typical market, no adjustments necessary.

Conditions of Sale: *Analyzes – extraordinary motivation of buyer or seller, assemblage, forced sale, etc.*

All sales were arm's length sales, no adjustments necessary.

Market Conditions: *Analyzes – changes in the economic environment over time that affect the appreciation and/or depreciation of real estate.*

The conservation/passive recreation market has remained stable since 2010 following the recessionary period of 2007-2010. This is largely due to governmental and quasi-governmental agencies as well as private mitigation purchasers that have been acquiring much of available land to slow or mitigate future development. Therefore, no market condition adjustment is reflected in the market for this class of land.

Sales Comparison Approach (Cont'd)

Location: *Analyzes – market or submarket area influences on sale price; surrounding values and land use influences, relationship to service facilities.*

All sales have similar Pinelands area locations, therefore requiring no adjustment.

Access: *Analyzes – Ease of access for site utility. (Paved or non-paved roads, or no access)*

Sales 1 & 5 were on superior improved roadways with easy access via standard automobile, adjusted downward. Sales 2 & 3 have similar location on Township graded dirt road, no adjustment. Sale 4 is located on loose sand single lane woods road much further from hard surface access, requiring an upward adjustment.

Zone-Density: *Analyzes – governmental regulations (police power) that affect the types and intensities of uses allowable on the site.*

Sales 1, 3 4, 5 are in the most restrictive Pinelands Preservation zone having little or no development potential and limited allowed uses – no adjustments. Sale #2 is in a superior Special Agriculture (berry crops) within the Preservation having superior PCD allocation and farm related uses, adjusted downward.

Size/ (Economies of Scale): *Analyzes – the relationship that often exists between parcel size and unit value. (Economies of Scale)*

Sales 1, 2, 3 & 4 were larger in size and adjusted upward accordingly. Sale 5 had similar acreage, no adjustment needed.

Topo/Physical (Wetlands): *Analyzes – topography of site and existence of wetlands/buffers and how affects the use of the site.*

Sales 1 & 4 had superior upland percentages and adjusted downward. Sales 2 & 3 were similar in upland percentage, no adjustment. Sale #5 had inferior percentage of wetlands, most of which was old bogs with diminished utility and access, adjusted upward.

Multiple Zone/Bulk Sale Discount *Analyze – Single zone vs. multiple zone*

All sales were considered superior based upon non- multi-zone parcels (bulk sale discount) therefore, adjusted downwards -5%.

Sales Comparison Approach (Cont'd)

The five sales utilized, for purposes of this appraisal, occurred from December 2010 to May 2017, with a total sales price range of $25,350 to $619,804 prior to adjustments.

After making the necessary adjustments, the estimated unit value ranged from $899 per acre to $1,234 per acre. These adjusted sales accounted for the value of any PDC allocation if not severed prior to the sale (note that Sale 3 had no LOI or PDC allocation, with the value of same, if any, given no consideration in purchase by NJDEP).

Most weight was placed on Sale 3, being the most recent and requiring minimal adjustments, with the remaining sales effectively bracketing subject's size, and features. Based upon the adjusted sales and considering all factors, it is our opinion that firm and persuasive support exists for estimating a unit value of $1,100 per acre for the subject property.

This unit value reflects a value indication by the sales comparison approach of $43,000 ® as shown below:

39.48 acres @ $1,100 per acre = $43,428

.25 PDC @ $9,000/Right = $9,000

Total = $52,000

$52,000

BL. 45, Lot 1, Block 51, p/o Lot 4.01, Block 52, p/o Lot 6.05 - VALUATION - PRESERVATION ZONE
LAND SALE ADJUSTMENT GRID PER ACRE

Comp ID #		1887	1980	416	1978	417
IDENTIFICATION	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
Grantor:		International Recycle	Brick Enterprises	Shendocking, Inc.	Oswego Gun Club	Karl Stein
Grantee:		County of Ocean	NJDEP	NJDEP	NJ Conservation Foundation	South Park Hunting Club Inc.
Address:		n/s Lacey Road	Jackson Road	Jackson Road	Shamong Road	Chatsworth Road
Municipality:	Barnegat Township	Lacey Township	Medford Township	Medford Township	Bass River Township	Tabernacle & Woodland Twps.
Confirmed:		Grantee	Grantee	Grantee	Grantee	Grantor
Block/Lot:		2500/5	6605/1.02;6802/9.02,11.01	6801/5.01 & 6802/6	104/8;105/8;108/1	1802/3 & 801/82
Zoning:	PA-Preservation	PA-Preservation	SAPA-Spec. Ag.Area	PD-Preservation	PA-Preservation	PA-Preservation
Deed Book/Page:		14912/538	6763/857	13276/95160	6683/701	13256/90710
Sale Price:		$225,500	$619,804	$90,000	$107,210	$25,350
PDC Value		$84,000	$157,500	$0	Severed	Severed
Sale Price:(Cash Equivalent less PDC value)		**$141,500**	**$462,304**	**$90,000**	**$107,210**	**$25,350**
Sale Date:		Jun-11	Dec-10	May-17	Dec-10	Dec-16
Acreage:	**39.48**	**84.54**	**393.37**	**79.54**	**107.21**	**29.60**
Wetlands:	85%+/-	10%+/-	85%+/-	90%	30%+/-	95%+bog
Unit Price-$/Acre		$1,674	$1,175	$1,132	$1,000	$856
PDC's(Rights)	1(valued separately)	8	15	None-No LOI	None	None
ELEMENTS OF COMPARISON						
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$1,674	$1,175	$1,132	$1,000	$856
Financing Terms		Typical Market	Typical Market	Typical Market	Typical Market	Typical Market
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$1,674	$1,175	$1,132	$1,000	$856
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$1,674	$1,175	$1,132	$1,000	$856
Market Conditions		Similar	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%	0%
Adjusted(Balanced) Unit Price		$1,674	$1,175	$1,132	$1,000	$856
Location:	Pinelands	0%	0%	0%	0%	0%
Access:	Township Graded	-10%	0%	0%	10%	-10%
Zoning:(Density)	PA-Preservation	0%	-5%	0%	0%	0%
Size: (Economies of Scale)	39.48 acres	5%	15%	5%	5%	0%
Topo/Physical:(Wetlands)	85%+/-	-20%	0%	0%	-15%	20%
Bulk Sale Discount:	2 valued parcels	-5%	-5%	-5%	-5%	-5%
Total Adjustment		-30%	5%	0%	-5%	5%
Adjusted Unit Price		**$1,172**	**$1,234**	**$1,132**	**$950**	**$899**

	Range			Median	Average
Unadjusted Unit Price	$856 /acre	-	$1,674 /acre	$1,132 /acre	$1,167 /acre
Balanced Unit Price	$856 /acre	-	$1,674 /acre	$1,132 /acre	$1,167 /acre
Overall Adjusted Unit Price	$899 /acre	-	$1,234 /acre	$1,132 /acre	$1,077 /acre

FINAL UNIT VALUE INDICATED (Input by Appr.)	**Range**	**39.48 acres**	**@**	**$1,100 /ac.**	**=**	**$43,428**	**Say**	**$43,000**
		.25 PDC	**@**	**$9,000/Right**	**=**			**$9,000**
								$52,000

Estimated Value ® $52,000

SALES COMPARISON APPROACH
Forest Area

Barnegat Block 51, p/o Lot 4.01 (89.38± acres), Block 52, p/o Lot 6.05 (64.0± acres) – Total Acreage = 153.38± acres

In the sales comparison approach, market value is estimated by comparing the subject property to comparable properties that have recently sold, are listed for sale, or are under contract (i.e., recently drawn up purchase offers accompanied by a cash or equivalent deposit). A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of comparable, competitive properties.

The comparative analysis performed in this approach focuses on similarities and differences among properties and transactions that affect value. These may include differences in the property rights appraised, the motivations of buyers and sellers, financing terms, market conditions at the time of sale, size, location, physical features, and, if the properties produce income, economic characteristics.

An extensive search was conducted in and around the subject market area in an attempt to locate and verify sales of properties similar to that of the subject. The sales selected in the valuation of the subject are shown on the adjustment grid on the following page, with a sales location map being found in Addenda Section IV of this report.

Property Rights Conveyed: *Analyzes – fee simple, leased fee, leasehold, partial interest, etc.*

All sales are fee simple sales, no adjustments warranted.

Financing Terms: *Analyzes – seller financing, or assumption of existing financing, at non-market rates.*

All sales were typical market, no adjustments necessary.

Conditions of Sale: *Analyzes – extraordinary motivation of buyer or seller, assemblage, forced sale, etc.*

All sales were arm's length sales, no adjustments necessary.

Market Conditions: *Analyzes – changes in the economic environment over time that affect the appreciation and/or depreciation of real estate.*

Since the recessionary period of 2007-2010 the market started an upward movement in 2013 - 2014 at an estimated 5% per year increase. This increase is due largely to governmental and quasi-governmental agencies acquiring much of available land for future development and more affordable prices appealing single family home site buyers. The market has stabilized since 2014, therefore no adjustments for 2015 through current. (see vacant acreage sales trend for Southern Ocean County in Addenda Section VIII).

Sales Comparison Approach (Cont'd)

Sales 1, 2, 3 & 5 all sold under similar stable market conditions, no adjustment needed. Sale 4 sold in 2010 and experienced appreciating market conditions of 5% per year for 2013 & 2014.

Location: *Analyzes – market or submarket area influences on sale price; surrounding values and land use influences, relationship to service facilities.*

Sales 1, 2, 3 & 5 were on superior improved macadam roadways and adjusted downward. Sale 4 is located in a large wooded tract east of the former Southern Ocean County Landfill, with inferior woods dirt lane access, adjusted upward.

Utilities: *Analyzes – availability and type of utilities to the site and/or within close proximity to site.*

Sales 1, 2, 3 & 5 have superior available electric or ability for same at their point of access, no adjustment. Sale 4 has no electric within ½ mile, adjusted upward.

Zone/Density: *Analyzes – governmental regulations (police power) that affect the types and intensities of uses allowable on the site.*

All sales have similar Forest Area zoning, with similar required large acreage lot size requirements, however Sale 1 has superior density yield, adjusted downward, Sales 2, 3 & 5 have inferior density yield, adjusted upward and Sale 4 has a similar density yield, no adjustment necessary.

Size/Shape (Economies of Scale): *Analyzes – the relationship that often exists between parcel size and unit value. (Economies of Scale)*

Sales 1 & 4 were similar in acreage, no adjustment necessary. Sales 2 & 5 were smaller in acreage and adjusted downward accordingly. Sale 3 was part of an old subdivision that contained numerous paper streets, resulting in an inferior shape/utility requiring an upward adjustment.

Physical (Wetlands/Easements): *Analyzes – topography of site and existence of wetlands/buffers, conservation easements and how they affect the use of the site.*

Sales 1, 4 & 5 have similar percentage of wetlands with associated buffers, no adjustment necessary. Sale 2 had inferior percentage of non-usable wetlands and adjusted.

Sales Comparison Approach (Cont'd)

upward. Sale #3 had only limited area of wetlands, and adjusted downward.

Approvals/Restrictions: *Analyzes – approvals obtained and/or needed for development.*

Sales 1, 3 & 4 had no approvals with no adjustment needed. Sales 2 & 5 had approvals for single family development and adjusted downward.

Multiple Zone/Bulk Sale Discount *Analyze – Single zone vs. multiple zone*

All sales were considered superior based upon non- multi-zone parcels (bulk sale discount) therefore, adjusted downwards by -5%.

The five sales utilized, for purposes of this appraisal, occurred from June 2010 to February 2017, with a total sales price range of $154,000 to $1,100,000 (excluding PA area).

As discussed in the Highest & Best Use section, we analyzed two scenarios under financially feasible. We determined that a lower yield of 5-6 potential one acre lots located on both sides of the existing graded road resulted in less costs and risks than trying to maximize the potential yield of 11 lots allowed, which would require the construction of an additional 1,300±' of road and utility extension.

After making the necessary adjustments, the estimated unit value ranged from $5,730 per acre to $6,434 per acre. Heaviest weight was placed on Sale 1, being the subject sale 2.5 years prior and Sale 3 being a recent sale from same neighborhood. The remaining sales effectively bracket subject size, features and value. Based upon the adjusted sales and considering all factors, it is our opinion that firm and persuasive support exists for estimating a unit value of $6,000 per acre for the subject property.

This unit value reflects a value indication by the sales comparison approach of $920,000 ® as shown below:

153.38 acres @ $6,000 per acre = $920,280

Say $920,000

Block 51, Lot p/o 4.01, Block 52, p/o Lot 6.05 - VALUATION - FOREST SALES

LAND SALE ADJUSTMENT GRID PER ACRE

Comp ID # / IDENTIFICATION	SUBJECT	414 SALE 1	120 SALE 2	413 SALE 3	418 SALE 4	415 SALE 5
Grantor:		Railroad Road LLC	Walter W. Deetz	Lynette Land Co. Inc.	Eaton Enterprises, LLC	Robert & Wendy Griffiths
Grantee:		County of Ocean	County of Ocean	County of Ocean	Evergreen Environmental, LLC	Shore Perfect Lawn & Land Design
Address:	Old Halfway/Cedar Bridge	Rt. 539 & Warren Grove Rd.	320 & 340 Warren Grove Rd	West Bay Ave.	Bryant Road (Rear)	1493 West Bay Ave.
Municipality:	Barnegat Township	Barnegat & Stafford Township	Barnegat Township	Barnegat & Ocean Twps.	Ocean/Lacey Township	Barnegat Township
Confirmed:		Grantee/Deed	Grantee/deed	Grantee/Deed	Grantee	Broker/deed
Block/Lot:	Bl. 51,p/o 4.03 & Bl.52,p/o 6.05	Barn. -51/10,50/5&9 + Staffd.-2/6	54/6.04 & 6.05	Numerous	3400/12 & 14.01; 11/6; 12/1	81/13.01 & 80/2.04
Zoning:	Pinelands Forest (17 acres)	Preservation & Forest (17 acre)	PF- (17 Acres)	Forest Area &RLAC	FO(20ac)/FA(25ac) Forest Area	PF- Preserved Forest
Deed Book/Page:		15974/95	15978/1494	16669/1595	14619/1221	16296/212
Sale Price:		$1,250,000 (FA-Allocated $1,110,000)	$255,000	$635,000	$773,680	$154,000
Sale Date:		Dec-14	Dec-14	Feb-17	Jun-10	Jan-16
Acreage: *	**153.38**	141.61	42.28	88.82	156.16	17.62
Unit Price-$/Acre*	***Excludes PA acreage**	**$7,838**	**$6,031**	**$7,149**	**$4,954**	**$8,740**
# Of Lots:(Actual or Potential)	5-6	10	2	3	6	1
Unit Price-$/Lot		**$137,500**	**$127,500**	**$211,667**	**$128,947**	**$154,000**
Average lot size(acre)/Density:	28 acres	14.16	21.14	29.61	26.03	17.62
Approved:	No	No	Yes-Pinelands Restrictions	No	No	Yes - density transfer
ELEMENTS OF COMPARISON						
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$7,838	$6,031	$7,149	$4,954	$8,740
Financing Terms		Typical Market	Typical Market	Typical Market	Typical Market	Typical Market
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$7,838	$6,031	$7,149	$4,954	$8,740
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment		0%	0%	0%	0%	0%
Adjusted Unit Price		$7,838	$6,031	$7,149	$4,954	$8,740
Market Conditions		Similar	Similar	Similar	Inferior	Similar
Adjustment		0%	0%	0%	10%	0%
Adjusted(Balanced) Unit Price		$7,838	$6,031	$7,149	$5,450	$8,740
Location:	Forest Area - Twp.Graded Dirt	-10%	-10%	-10%	10%	-10%
Utilities:	Septic/Well/No electric	-5%	-5%	-5%	5%	-5%
Zoning:(Lot size/Density)	Pinelands Forest (17 acres)	-5%	5%	5%	0%	10%
Size/Shape: (Economies of Scale)	153.38 acres	0%	-10%	15%	0%	-15%
Physical:(Wetlands/Easements)	35+/-%/Wooded	0%	25%	-10%	0%	0%
Approvals:	None	0%	-5%	0%	0%	-5%
Bulk Sale Discount:	2 valued parcels	-5%	-5%	-5%	-5%	-5%
Total Adjustment		-25%	-5%	-10%	10%	-30%
Adjusted Unit Price		**$5,879**	**$5,730**	**$6,434**	**$5,995**	**$6,118**

	Range				Median	Average
Unadjusted Unit Price	$4,954 /acre	-	$8,740 /acre		$7,149 /acre	$6,943 /acre
Balanced Unit Price	$5,450 /acre	-	$8,740 /acre		$7,149 /acre	$7,042 /acre
Overall Adjusted Unit Price	$5,730 /acre	-	$6,434 /acre		$5,995 /acre	$6,031 /acre
FINAL UNIT VALUE INDICATED (Input by Appr.)	**153.38 acres**	@	**$6,000 /ac.**	=	**$920,280**	**$920,000**

FINAL RECONCILIATION AND CONCLUSION

VALUE INDICATIONS – Preservation Area – Barnegat Block 45, Lot 1 (2.98± acres), Block 51, p/o Lot 4.01 (30.0± acres), Block 52, p/o Lot 6.05 (6.0± acres) – PA - Total Acreage = 39.48± acres with .25 PDC (1 development right):

Cost Approach:	$	N/A
Sales Comparison Approach:	$	**52,000**
Income Capitalization Approach:	$	N/A

VALUE INDICATIONS – Forest Area – Barnegat Block 51, p/o Lot 4.01 (89.38± acres), Block 52, p/o Lot 6.05 (64.0± acres) – FA – Total Acreage = 153.38± acres

Cost Approach:	$	N/A
Sales Comparison Approach:	$	**920,000**
Income Capitalization Approach:	$	N/A

TOTAL (includes bulk discount) - $972,000

FINAL VALUE ESTIMATE

(As of August 15, 2017)

$972,000

In the valuation of the subject premises, the most important consideration within the property analysis is the highest and best use and zoning considerations. While there was little demand for vacant land, (circa 2007-2010), the pricing and softening of the market is evident and has led to a decrease in pricing and shorter marketing times with the current buyers being land investor/users as evident by the current activity for passive recreation, large acreage sites and wetlands mitigation parcels.

The appraisers have thoroughly researched the local market for comparable sales. The sales contained herein were considered the most useful and relevant sales as it relates to the subject property.

After analysis of all data affecting the value of the property, we are of the opinion that the subject property has a market value of the fee simple interest, as of August 15, 2017 of:

$972,000

EXPOSURE TIME

In identifying and quantifying an appropriate exposure time for the subject property, consideration must be given to the historical market conditions, which have impacted the local market. On-going discussions with active commercial real estate brokers within the Southern and Central New Jersey regional trade area, as well as information gathered during the verification process of the sales contained within this report, indicate that a total exposure time of less than 12 months was fairly typical for properties that were mostly recently contracted.

ADDENDA

Section		# of Sheets
I.	PROPERTY MAPS AND PROPERTY DATA	16
II.	ZONING AND REGULATORY REQUIREMENTS	14
III.	COST DATA	N/A
IV.	LAND SALES	99
V.	IMPROVED SALES	N/A
VI.	LEASES	N/A
VII.	SUBJECT PHOTOGRAPHS	5
VIII.	ADDITIONAL RELEVANT DATA AND SUMMARIES	7

SPECIAL CONDITIONS

Supplemental information and relevant data are included in these addenda as deemed appropriate by the appraiser. The listed sections are provided for the reader's convenience. Sections noted as "N/A" are deemed not relevant to the appraisal opinions expressed or have been included within the narrative portions of this report.

At the appraiser's discretion or based upon practical consideration, additional information may be contained within his business files or computer system relating to this report.

I. PROPERTY MAPS AND PROPERTY DATA

RICHARD WORK, CHAIRMAN
DONALD REED, VICE CHAIRMAN
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GERRY P. LITTLE, FREEHOLDER DEPUTY DIRECTOR
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JOHN P. KELLY, FREEHOLDER ALTERNATE
C. ROBERTS MULLOY, ALTERNATE
ALAN W. AVERY, JR., ALTERNATE
EARL F. SUTTON, JR., ALTERNATE

OCEAN COUNTY PLANNING BOARD
P O Box 2191
Toms River, New Jersey 08754-2191
Telephone (732) 929-2054
Fax (732) 244-8396

DAVID J. McKEON
PLANNING DIRECTOR

JOHN C. SAHRADNIK
COUNSEL

ROBIN L. FLORIO
SECRETARY

May 12, 2015

Kevin Appleget
NJDEP Green Acres
501 East State Street, 5th Floor
PO Box 412
Trenton, N.J. 08625

Re: Proposed Land Swap
Bass River State Forest and
Ocean County

Dear Mr. Appleget,

As discussed at our meeting in early February, Ocean County proposes to swap land with the State Parks Service to alleviate issues surrounding the County's historic Cedar Bridge Tavern property in Barnegat Township. It seems that this would be a mutually beneficial trade as indicated by the State Parks Service and Bass River staff. The swap would fill gaps in State ownership and create a larger, contiguous parcel for management purposes.

Accordingly, please see the attached map with the proposed lands as outlined below:

State to County of Ocean
Barnegat Township
Block 45, Lot 1
Block 51, Lot 4.01
Block 52, Lot 10
Approx. Acres: 199

County to State
Barnegat Township
Block 50, Lots 5 & 9
Block 51, Lot 10
Stafford Township
Block 2, Lot6
Approx. Acres: 270

This split is based on the conversation at our meeting between our County Parks Department and representatives from the State Parks Service. Please review the block and lots listed, along with the map, with the respective parties and Ms. Yeany. We understand effectuating this trade of land may involve a lengthy process. We are happy to work together on this and I would be glad to discuss further how we can assist to make this move smoothly.

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SPECIAL ASSISTANCE/ACCOMMODATIONS UPON REQUEST.

Thank you for your consideration and I look forward to hearing from you. If you have any questions or require additional information, please do not hesitate to contact me at (732) 929-2054.

Sincerely,

Mark A. C. Villinger
Principal Planner

/mcv
Attachments

Cc: David J. McKeon, Planning Director
Michael T. Mangum, Parks Director
Mark Trexel, NJ State Park Service Director
John Trontis, NJ State Park Service Asst. Director
Thomas C. Keck, Jr., NJ Forestry, Superintendent

RICHARD WORK, CHAIRMAN
JAMES B. RUSSELL, VICE CHAIRMAN
JOSEPH H. VICARI, FREEHOLDER DIRECTOR
VIRGINIA E. HAINES, FREEHOLDER
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DAVID J. McKEON
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JOHN C. SAHRADNIK
COUNSEL

ROBIN L. FLORIO
SECRETARY

June 20, 2017

Richard E. Hall, CRE, MAI
Hall Realty Consultants, LLC
13 Colts Neck Rd
Manahawkin, NJ 08050

Re: Appraisal Services – Wading River East Branch
Barnegat Township- Block 45/ 50/ 51/ 52, Lots 1/ 5, 9/ 4.01, 10/ 6.05
Stafford Township- Block 2 Lot 6

Dear Mr. Hall,

The County Natural Lands Advisory Committee has received a nomination for the above referenced property. The Committee has completed their initial review of this property and has authorized appraisals to be completed.

As you previously prepared an appraisal report for this property, please review the attached information and prepare an updated summary report for our property and the state property in Barnegat (noted on map), in accordance with County contract to Green Acres standards. These are current value considering properties as if not owned for open space. The Green Acres project number is SHC #2015-003 and will need to be included in the report. Green Acres reserves the right to schedule a pre-appraisal meeting prior to the work beginning. I have copied Kathleen Croes of NJDEP Green Acres to determine whether they will require this meeting.

I have attached information regarding this property including the nomination form and GIS mapping. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Stephanie Specht

Stephanie Specht
Planner Trainee

/sls
Enclosure
Cc: Mark A C. Villinger, Principal Planner
Kathleen Croes, NJDEP Green Acres

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SPECIAL ASSISTANCE/ACCOMMODATIONS UPON REQUEST.

HALL REALTY CONSULTANTS, LLC

13 Colts Neck Road
Manahawkin, NJ 08050

Phone: (732) 503-9164
Fax: (609) 498-7533

Richard E. Hall, MAI
NJ State Certified General Appraiser
Email: rick@hrc-llc.net

Robert W. Kirwan, SRA, CTA
NJ State Certified General Appraiser
Email: bob@hrc-llc.net

July 20, 2017

State of New Jersey
Department of Environmental Protection
Attn: Erin Perna
Green Acres Program
P.O. Box 420 Mail Code 501-01
501 East State Street, Trenton, NJ 08625

Re: Green Acres Project: Proposed Land Swap Ocean County and State of New Jersey
Green Acres Number: SHC #2015-002

Wading River East Branch (formerly Railroad LLC)
Owner: County of Ocean
Address: Various Parcels
Barnegat Township: Block 50, Lots 5 & 9; Block 51, Lot 10
Stafford Township: Block 2 Lot 6
Ocean County, New Jersey

Bass River State Forest
Owner: State of New Jersey DEP
Address: Various Parcels
Barnegat Township: Block 45, Lot 1; Block 51, Lot 4.01; Block 52 Lot 6.05
Ocean County, New Jersey
HRC File #: 17-113

Dear Ms. Perna:

In accordance with Green Acres instructions we are sending this notification letter for your files. Since you have retained us to perform a current market appraisal of the above referenced properties for Green Acres Land Swap, be advised Robert W. Kirwan made a site visit of the properties on July 19, 2017 and I, Richard E Hall did not make a site visit, however I reviewed the site from aerial photography, wetlands mapping and prior viewing of the sites.

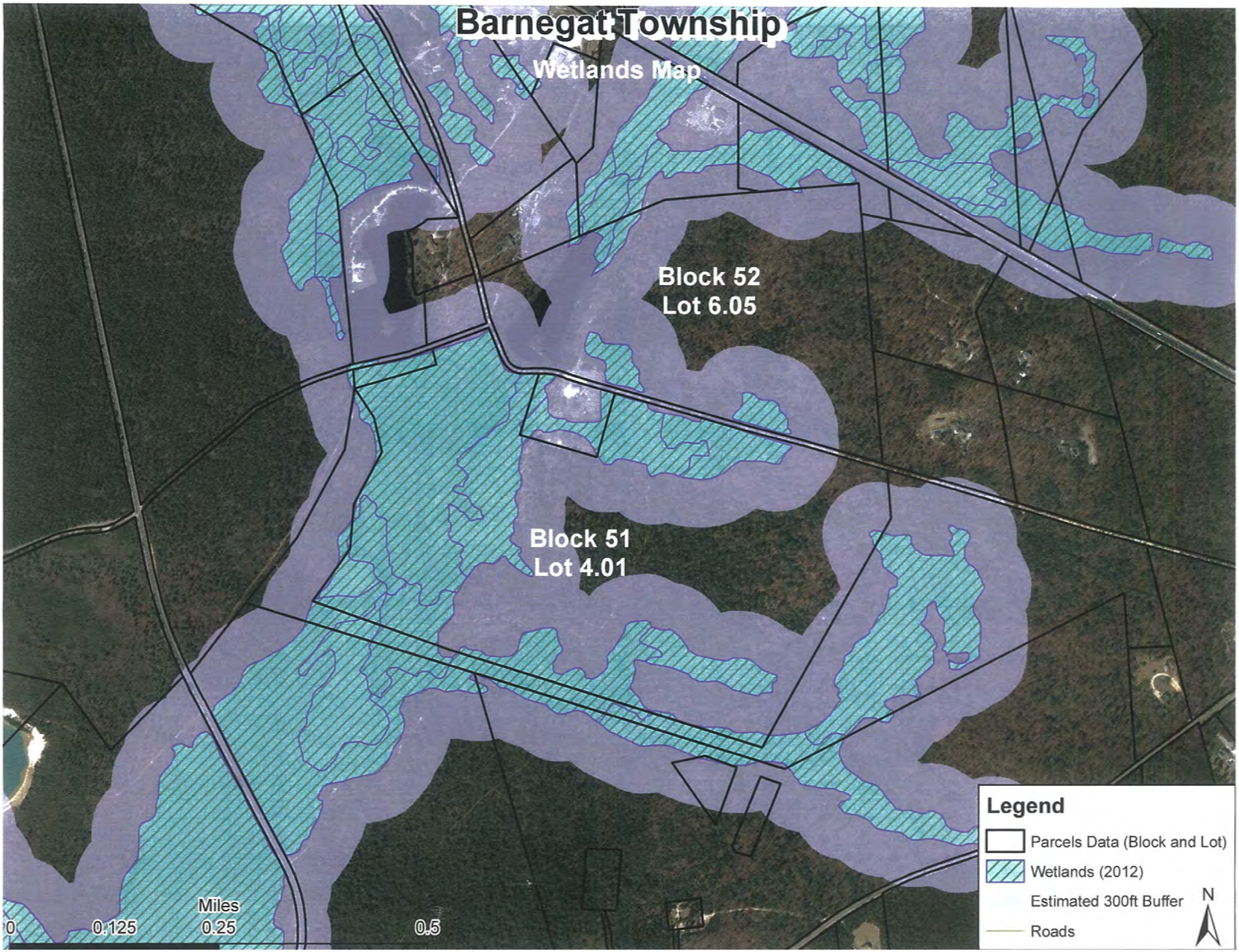
Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to call.

Very truly yours,

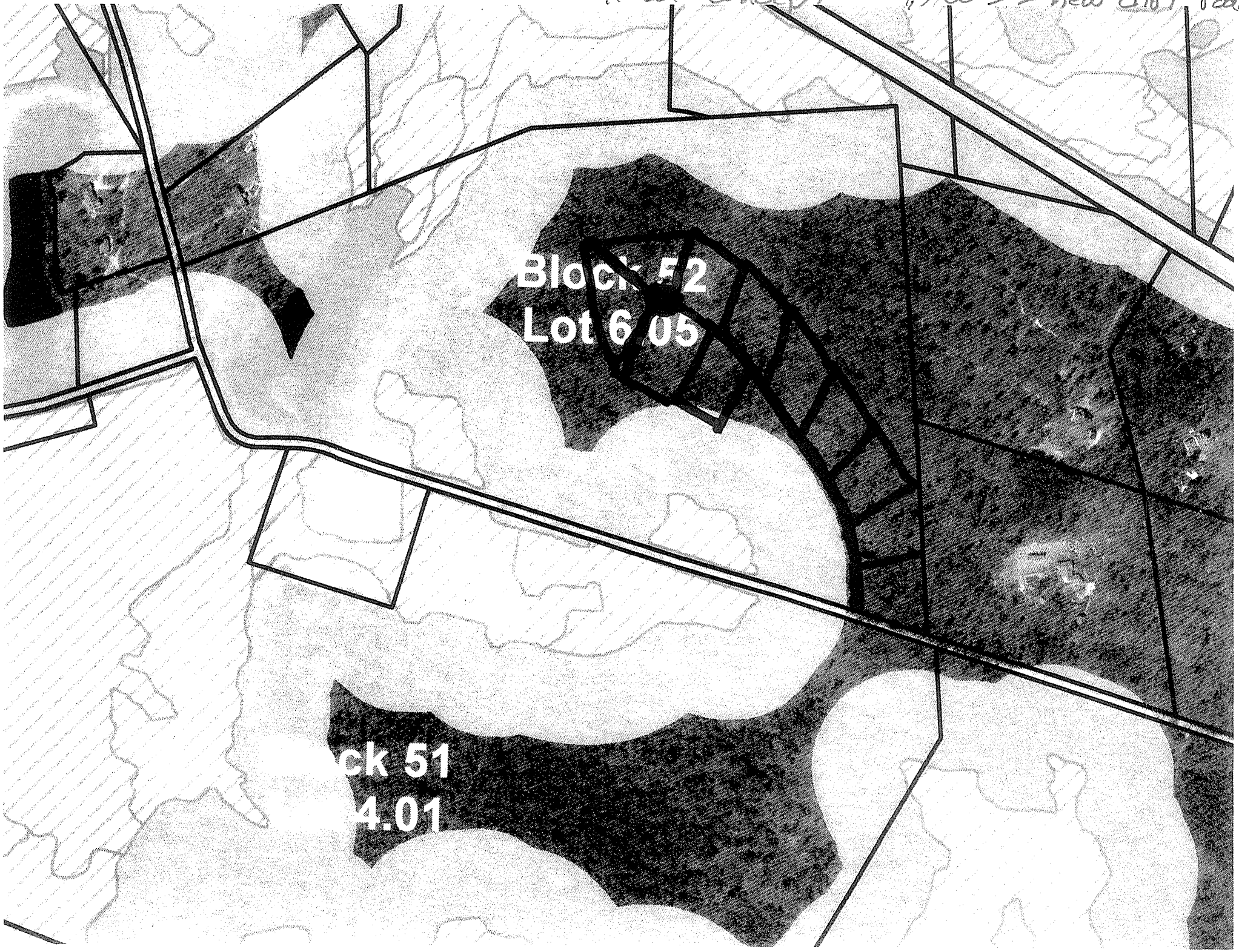
Richard E. Hall, MAI

REH/vk
(Via Email)

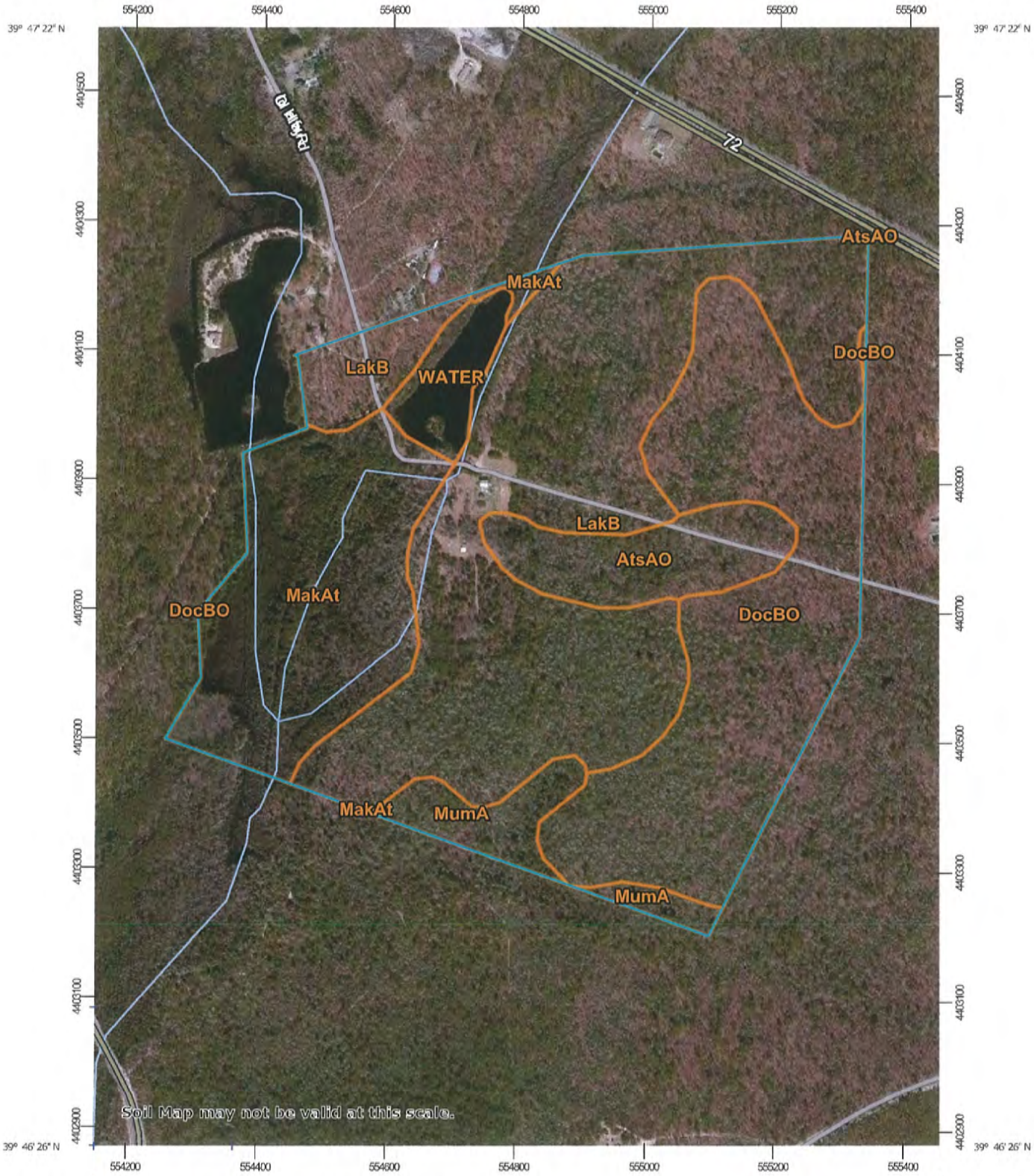
Proposed Land Swap
Ocean County and State of NJ
NJ to OC:
Barnegat Township
Block45, Lot 1
Block 51, Lot 4.01
Block 52, Lot 6.05
OC to NJ:
Barnegat Township
Block 50, Lots 5 & 9
Block 51, Lot 10
Stafford Township
Block 2, Lot 6
~11.75 Acres
PA (GIS)
~160 Acres FA (GIS)
Preservation Area
Forest Area
~151 Acres PA (GIS)
~139 Acres FA (GIS)
BARNEGAT TWP
STAFFORD TWP
Legend
Municipal Boundary
PMA
Proposed NJ to OC
Proposed OC to NJ
Federal Land
State Land
County Parks
OC NLTF
N
0
1,000
2,000
4,000
Feet
This map was prepared on 1/7/16 by the Ocean County Planning Deptment in ArcMap 10.3.1 using NJDEP data and imagery and Ocean County parcels data.


Barnegat Township
Wetlands Map
Block 52
Lot 6.05
Block 51
Lot 4.01
Legend
Parcels Data (Block and Lot)
Wetlands (2012)
Estimated 300ft Buffer
Roads
N
Miles
0
0.125
0.25
0.5

11 Lot concept - 1,700' - new dist. road



Soil Map—Ocean County, New Jersey
(Barnegat Twp. Blk.45 Lot 1, Blk. 51 Lot 4.01, Blk 52 Lot 6.05)



Map Scale: 1:8,420 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ocean County, New Jersey
Survey Area Data: Version 14, Sep 28, 2016

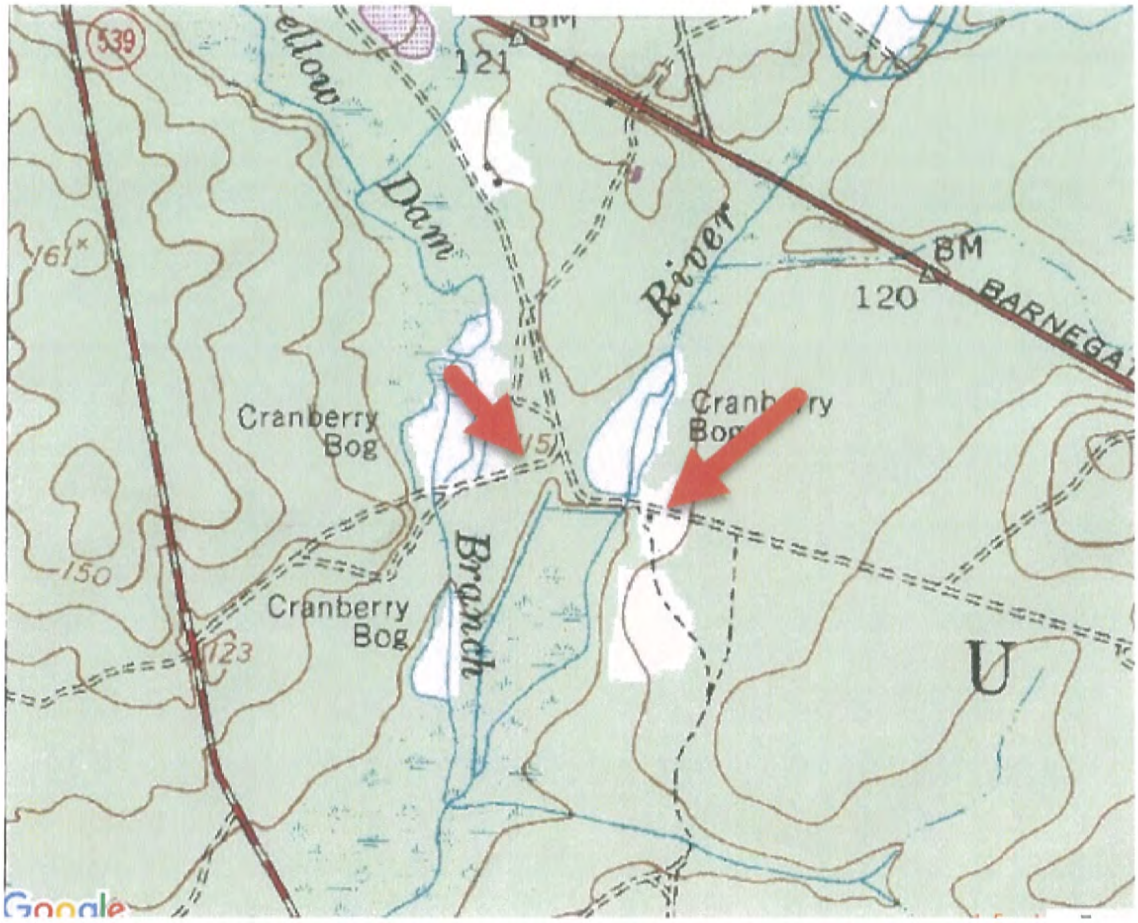
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

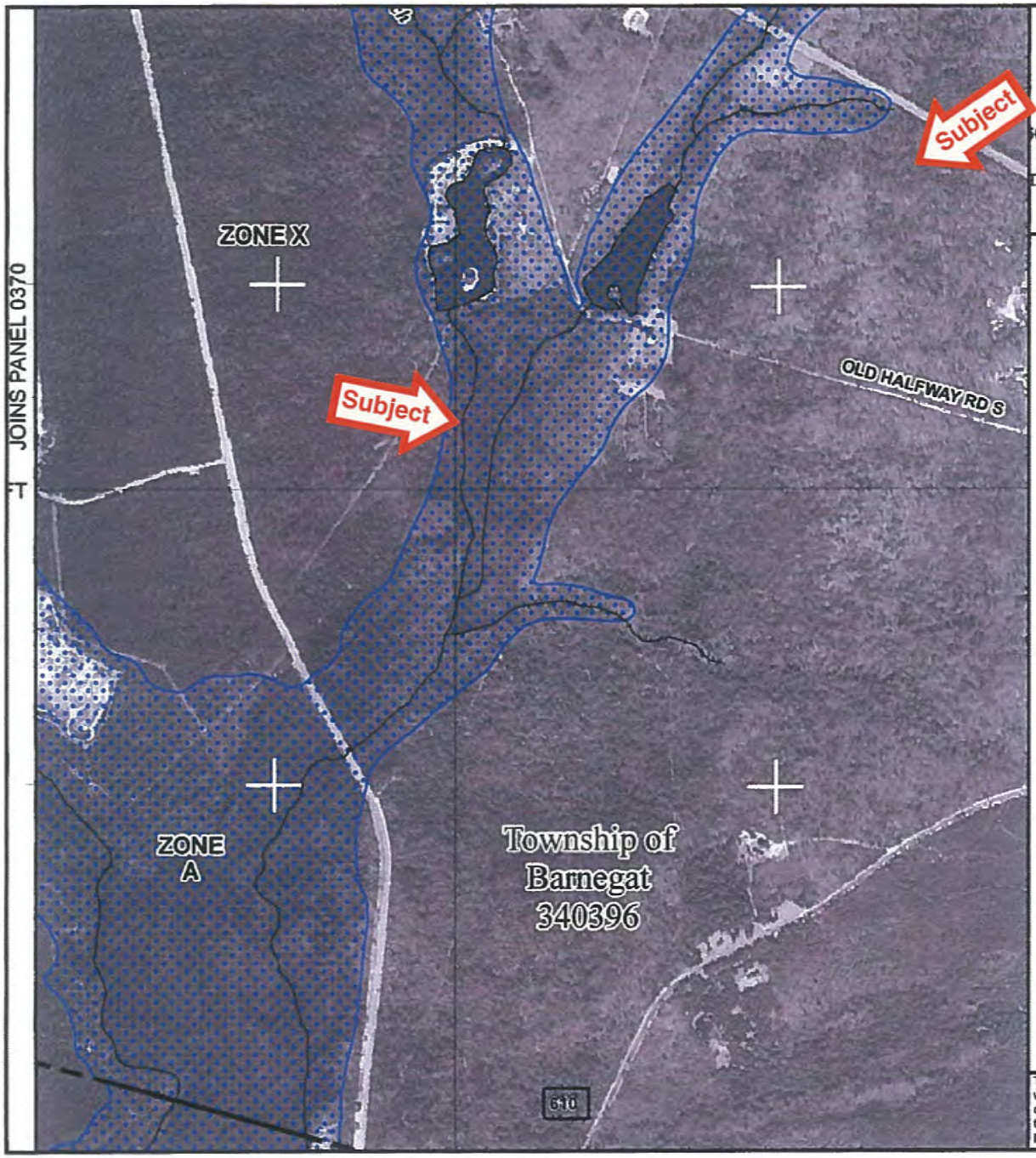
Date(s) aerial images were photographed: Mar 25, 2011—Mar 26, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Ocean County, New Jersey (NJ029)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	13.1	6.4%
DocBO	Downer loamy sand, 0 to 5 percent slopes, Northern Tidewater Area	54.9	26.7%
LakB	Lakehurst sand, 0 to 5 percent slopes	85.1	41.5%
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	37.7	18.3%
MumA	Mullica sandy loam, 0 to 2 percent slopes	8.4	4.1%
WATER	Water	6.2	3.0%
Totals for Area of Interest		**205.2**	**100.0%**


539
121
BM
Dam
River
BM
120
Cranberry
Bog
Cranberry
Bog
Cranberry
Bog
Branch
150
123
U
Google



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0390F

FIRM

FLOOD INSURANCE RATE MAP

OCEAN COUNTY, NEW JERSEY
(ALL JURISDICTIONS)

PANEL 390 OF 611

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BARNEGAT, TOWNSHIP OF	340396	0390	F
OCEAN, TOWNSHIP OF	340518	0390	F
STAFFORD, TOWNSHIP OF	340393	0390	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community

MAP NUMBER
34029C0390F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Property Location
50 WARREN GROVE RD, Barnegat 08005-1048 1501 (Barnegat Township), Block: 51, Lot: 3

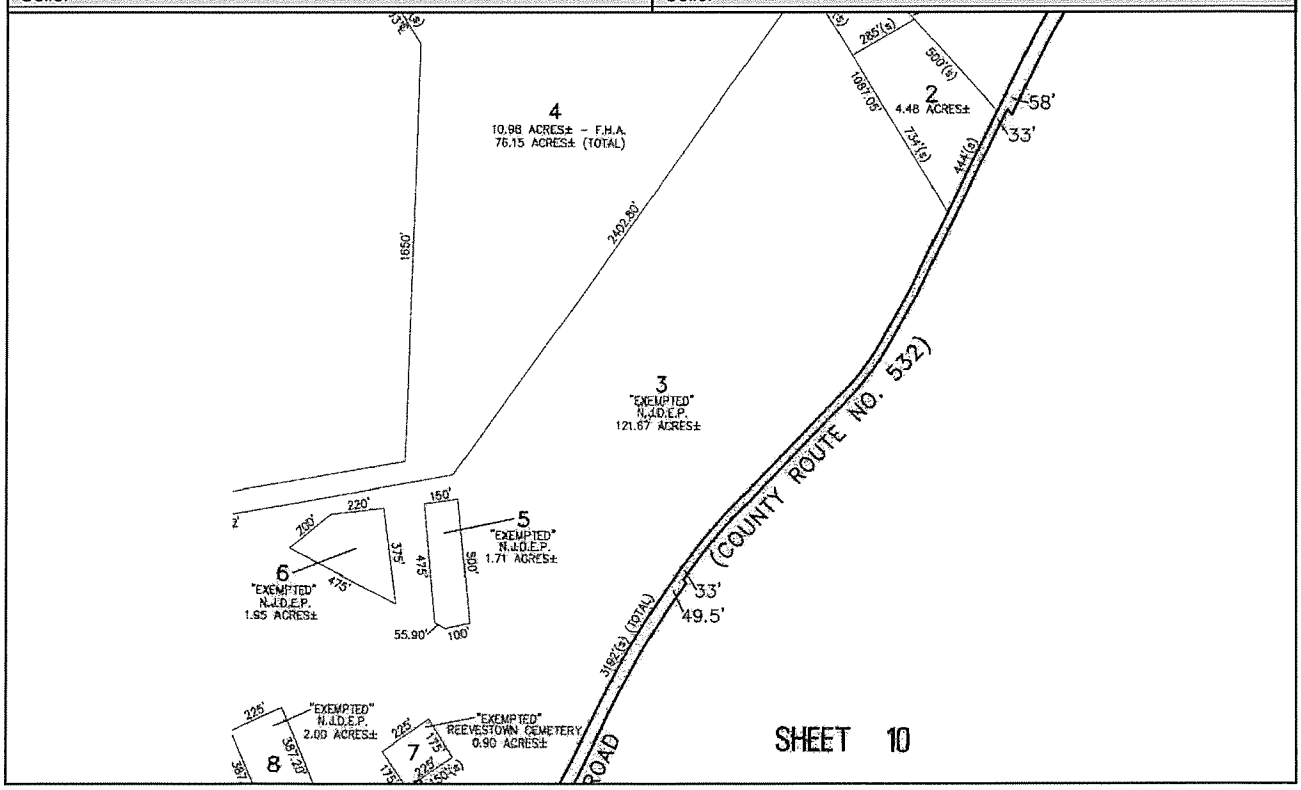
Property Information	Assessment Data
Class: Class: 15C - Public Property	Total Value: $1,234,700.00
Additional Lots: 4.01,5-6,8-9	Land Value: $1,234,700.00
Bld Description:	Improvement Value: $0.00
Land Description: 274.37 AC	% Improvement: 0.0
Acreage: 274.37	Special Tax Codes:
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: PF, Usage: VACANT LAND	Exemption: 9
Year Constructed: 0	Exemption statute: 54:4-3.3
Use Code: 0	2014 Rate: 2.481; 2014 Ratio: 99.73%; 2014 Taxes: $30,632.90
# Dwellings: 1	2015 Rate: 2.546; 2015 Ratio: 101.83%; 2015 Taxes: $31,435.46
Census Tract: 7340.01	2016 Rate: 2.629; 2016 Ratio: 101.98%; 2016 Taxes: $32,460.26

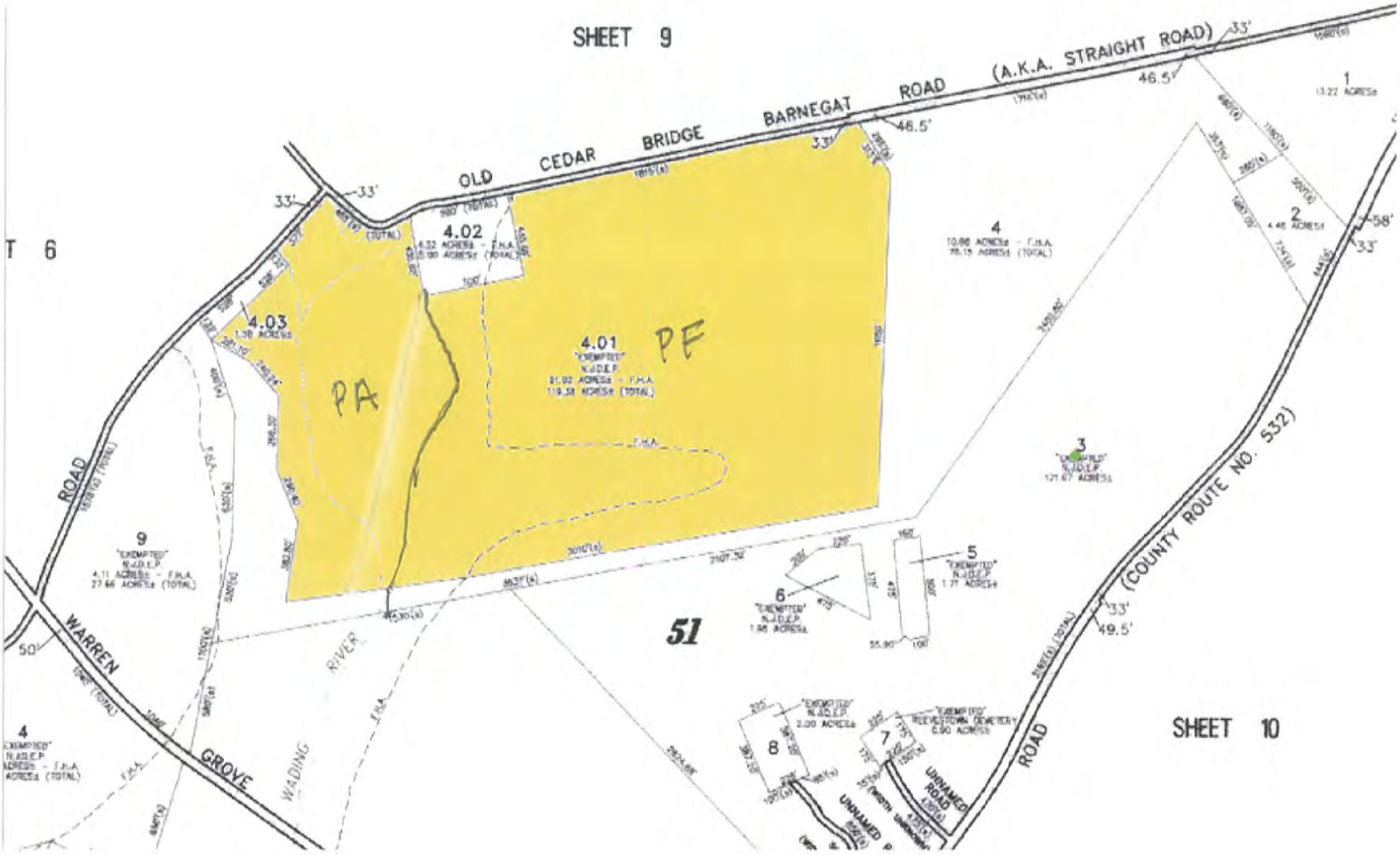
Current Owner	Sale Data
STATE OF NEW JERSEY DEP	Date: 12/18/1990
CN-229	Price: $325,000.00
TRENTON, NJ 08625-	Ratio: 3.8%
Previous Owner:	Deed Book: 04881
	Deed Page: 00830

Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:

Buyer	Buyer
STATE OF NEW JERSEY DEP CN-229 TRENTON, NJ 08625-	

Seller	Seller




SHEET 9
OLD CEDAR BRIDGE BARNEGAT ROAD (A.K.A. STRAIGHT ROAD)
T 6
4.02
4.03
4.01
PA
PF
4
2
3
5
6
7
8
9
51
ROAD
WARREN GROVE
WADING RIVER
(COUNTY ROUTE NO. 532)
ROAD
UNNAMED ROAD
SHEET 10

Property Location
177 OLD HALFWAY RD, Barnegat 08005-1024 1501 (Barnegat Township), Block: 45, Lot: 1 (Old Block: 45, Old Lot: 1A)

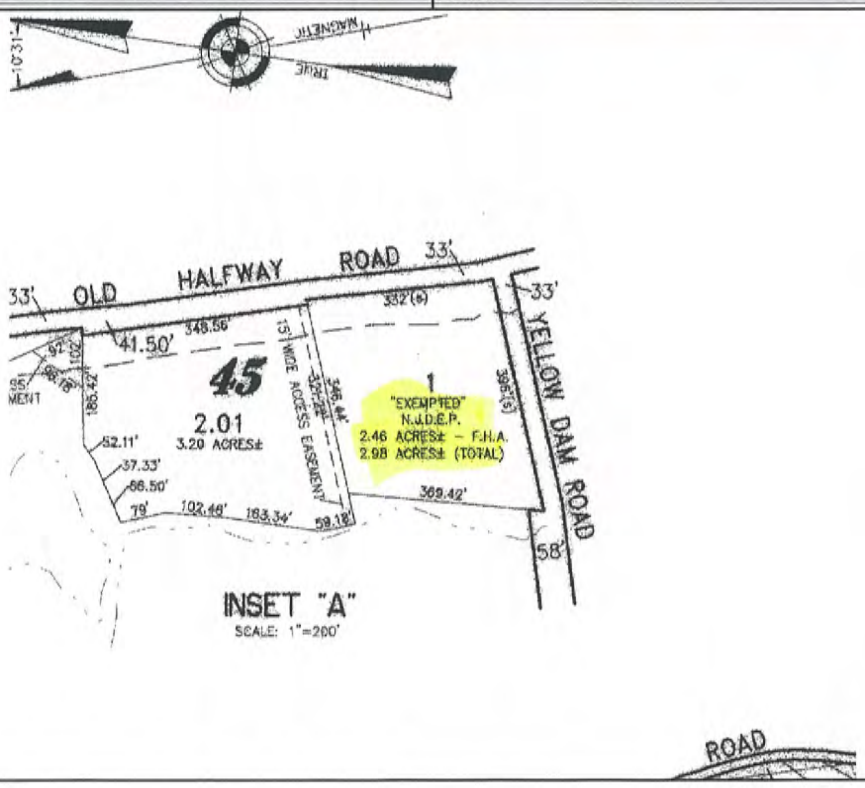
Property Information	Assessment Data
Class: Class: 15C - Public Property	Total Value: $540,900.00
Additional Lots: 8	Land Value: $540,900.00
Bld Description:	Improvement Value: $0.00
Land Description: 120.21 AC	% Improvement: 0.0
Acreage: 120.21	Special Tax Codes:
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: PA, Usage: VACANT LAND	Exemption: 9
Year Constructed: 0	Exemption statute: 54:4-3.3
Use Code: 0	2014 Rate: 2.481; 2014 Ratio: 99.73%; 2014 Taxes: $13,419.72
# Dwellings: 1	2015 Rate: 2.546; 2015 Ratio: 101.83%; 2015 Taxes: $13,771.31
Census Tract: 7340.01	2016 Rate: 2.629; 2016 Ratio: 101.98%; 2016 Taxes: $14,220.26

Current Owner	Sale Data
STATE OF NEW JERSEY DEP	Date: 04/14/1980
CN-229	Price: $84,500.00
TRENTON, NJ 08625-	Ratio: 6.4%
Previous Owner:	Deed Book: 03911
	Deed Page: 00523

Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:

Buyer	Buyer
STATE OF NEW JERSEY DEP CN-229 TRENTON, NJ 08625-	

Seller	Seller



Property Location
221 OLD CEDAR BRIDGE RD, BARNEGAT 08005- 1501 (Barnegat Township), Block: 52, Lot: 6.05 (Old Block: 52, Old Lot: 6A)

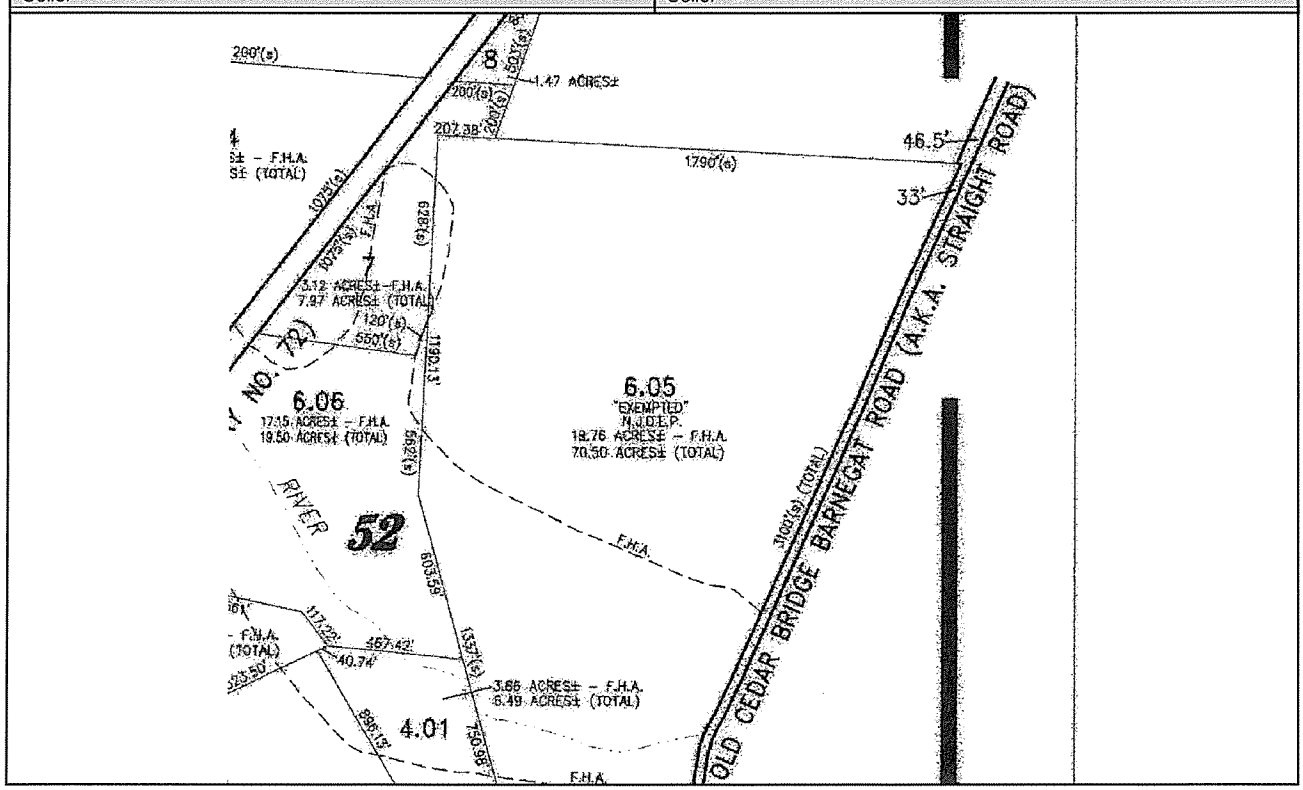
Property Information	Assessment Data
Class: Class: 15C - Public Property	Total Value: $840,000.00
Additional Lots:	Land Value: $840,000.00
Bld Description:	Improvement Value: $0.00
Land Description: 70AC	% Improvement: 0.0
Acreage: 70.0	Special Tax Codes:
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: PF, Usage: VACANT LAND	Exemption: 9
Year Constructed: 0	Exemption statute: 54:4-3.3
Use Code: 0	2014 Rate: 2.481; 2014 Ratio: 99.73%; 2014 Taxes: $20,840.39
# Dwellings: 1	2015 Rate: 2.546; 2015 Ratio: 101.83%; 2015 Taxes: $21,386.40
Census Tract: 7340.01	2016 Rate: 2.629; 2016 Ratio: 101.98%; 2016 Taxes: $22,083.60

Current Owner	Sale Data
STATE OF NEW JERSEY DEP	Date: 04/14/1980
CN-229	Price: $84,500.00
TRENTON, NJ 08625-	Ratio: 9.94%
Previous Owner:	Deed Book: 03911
	Deed Page: 00523

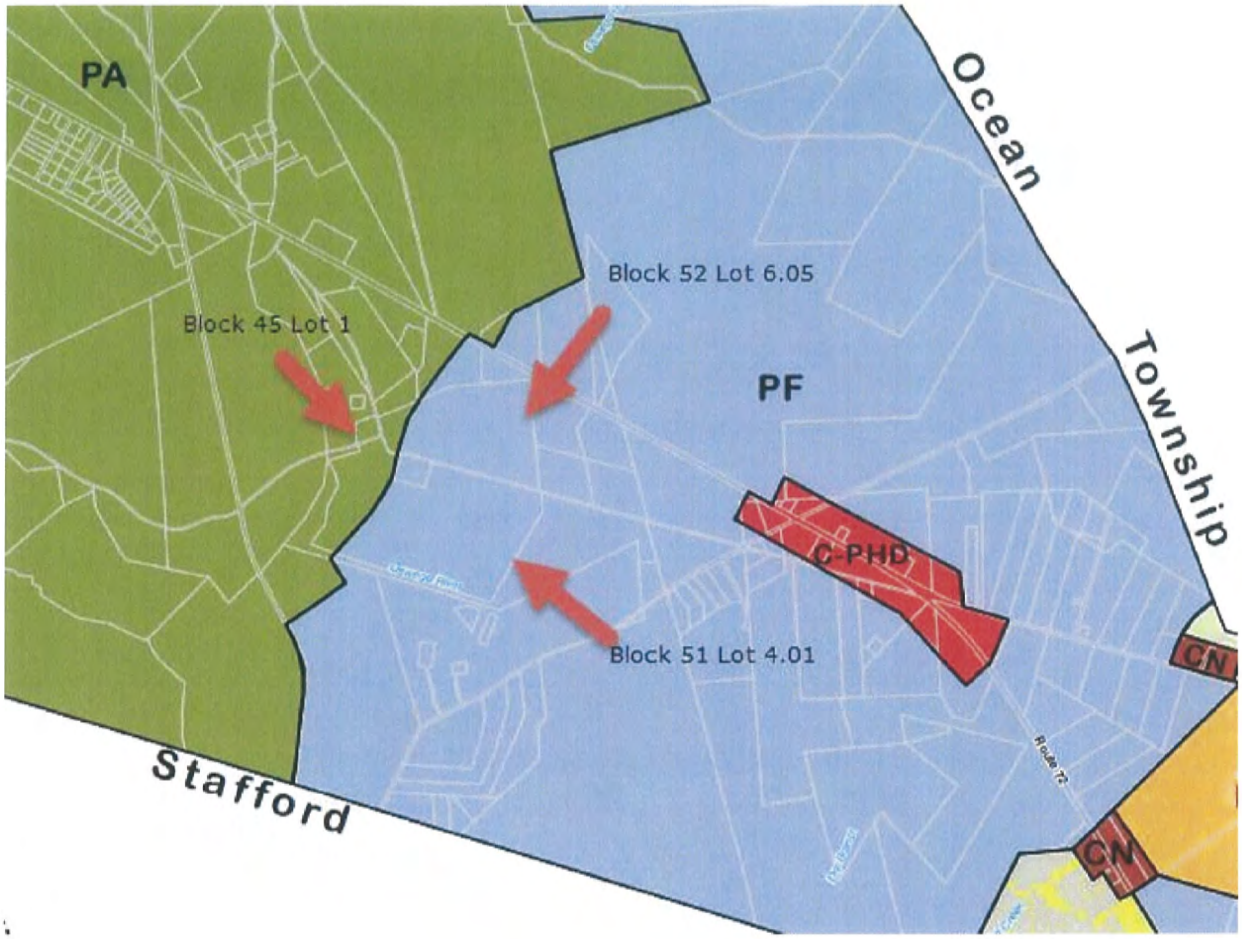
Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:

Buyer	Buyer
STATE OF NEW JERSEY DEP CN-229 TRENTON, NJ 08625-	

Seller	Seller



II. ZONING AND REGULATORY REQUIREMENTS


PA
Ocean
Township
Block 52 Lot 6.05
Block 45 Lot 1
PF
C-PHD
Block 51 Lot 4.01
CN
CN
Stafford

APPENDIX B SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
West of the Parkway - TOWNSHIP OF BARNEGAT - Chapter 55
[Amended 8-14-97 by Ord. No. 1997-16]

	Minimum Lot Requirements			Principal Buildings				Accessory Buildings		Maximum Percentage of Lot Coverage	Maximum Building Height	
					One Side	Both Sides						
Zone	Area (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Yard (feet)	Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	By Bldg.	(stories)	(feet)
PA	139,392	200	200	75	50	100	75	10	5	10	2.5	35
PI	87,120	200	175	50	20	40	20	10	10	20	2.5	35
PF	17 Acres[4]	200	175	75	50	100	75	10	10	20	2.5	35
RL	43,560	175	175	30	20	30	50	5	10	10	2.5	35
RM	20,000	100	150	30	10	30	35	5	10	20	2.5	35
RH	10,000	75	120	30	10	20	30	5	5	30	2.5	35
PV	43,560	200	175	50	25	50	50	10	10	20	2.5	35
C-PHD	30,000	125	150	50	10	20	10	5	10	50	2.5	35
CN	13,000	100	100	50	10	25	20	5	5	50	2.5	35
RL/AC	43,560	150	175	50	20	50	50	5	10	20	2.5	35
MH	See Article II, Section 55-53											

Notes:

1. The minimum gross floor area for all detached single-family dwellings shall be as follows: One (1) bedroom unit, nine hundred (900) square feet; two (2) bedroom unit, one thousand fifty (1,050) square feet; three (3) bedroom unit, one thousand three hundred (1,300) square feet. Each additional bedroom, one hundred (100) square feet.
2. Adult community housing shall be permitted subject to the provisions of this chapter.
3. Reserved.
4. Clustering on one (1) acre lots in accordance with §55-42E is required in the PF Zone whenever two (2) or more units are proposed. **[Added 9-6-11 by Ord. No. 2011-14]**

APPENDIX B SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
Published by ClerkBase
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55-41. PA - PRESERVATION AREA ZONE.

[Amended 43-89 by Ord. No. 1989-8; 6-5-89 by Ord. No. 198914; 8-20-90 by Ord. No. 1990-26; 4-1-91 by Ord. No. 1991-8; 4-5-93 by Ord. No. 1993-8; 12-16-96 by Ord. No. 1996-60 §§ 2-10]

The following regulations apply in the PA Zone:

A. Permitted Uses.

(1) Detached single-family dwellings on three and two tenths (3.2) acre lots or one (1.0) acre lots, in accordance with § 55-64.

(2) Raising and keeping of farm animals for domestic use on a lot having not less than one (1) acre. Additional farm animals shall not exceed one (1) per every one (1) additional acre. There shall be no storage of manure within one hundred (100) feet of any adjoining property line.

(3) Berry agriculture and horticulture of native plants and other agricultural activities compatible with the existing soil and water conditions that support traditional Pinelands berry agriculture.

(4) Forestry activities, subject to the provisions of § 55292 of this chapter.

(5) Fish and wildlife management and wetlands management. [Amended 9-6-11 by Ord. No. 2011-14]

(6) Beekeeping.

(7) Pinelands development credits.

B. Accessory and Temporary Uses.

(1) Building and other structures customarily accessory to permitted residential and agricultural uses, including detached private garages, barns, shed, greenhouses, and the like.

(2) Private residential tennis courts and swimming pools, provided that such pools are enclosed by safety fences of not less than four (4) feet in height.

(3) Off-street parking and loading space as provided for in §§ 55-173 to 55-175.

(4) Temporary on-site construction trailers for which permits may be

issued for periods up to one (1) year, subject to renewal.

(5) Signs as follows, provided that no sign shall be permitted which does not conform to the provisions of § 55-299D.

(a) Official public safety and information signs displaying road names, numbers and safety directions;

(b) On-site signs advertising the sale or rental of the premises, provided that:

[1] The area on one (1) side of any such sign shall not exceed six (6) square feet.

(6) Agricultural commercial establishments for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one (1) establishment per farm. Such stands shall be set back a minimum of sixty (60) feet from the street line.

C. Conditional Uses. The following uses shall be permitted in the PA Zone subject to issuance of a conditional use permit in conformance with the provisions of this chapter:

(1) Public utility uses, such as water towers, electric substations, radio towers and transmission lines which must be provided above ground, provided that the applicant can demonstrate that there is no feasible alternative and that the use serves only the needs of the Preservation Area.

Centralized waste water treatment and collection facilities shall be permitted to service the Preservation Area District only in accordance with N.J.A.C. 7:50-6.84(a)2.

(2) [Deleted 3-20-95 by Ord. No. 1995-15 § 2; 8-5-96 by Ord. No. 1996-27 § 2]

(3) Expansion of intensive recreational uses, provided that:

(a) The intensive recreational use was in existence on February 7, 1979 and the capacity of the use will not exceed two (2) times the capacity of the use on February 7, 1979;

(b) The use is necessary to achieve recreational use of a particular element of the existing Pinelands environment; and

(c) The use is environmentally and aesthetically compatible with the character of the Preservation Area District and the characteristics of the particular basin in which the use is to be located, taking into consideration the proportion of cleared and developed land, ambient water quality, ecologically sensitive areas and unique resources, and

will not unduly burden public services.

(4) Low intensity recreational uses, including but not limited to camping provided that:

(a) The parcel proposed for low intensity recreational use has an area of at least fifty (50) acres.

(b) The recreational use does not involve the use of motorized vehicles except for necessary transportation.

(c) Access to bodies of water is limited to no more than fifteen (15) linear feet of frontage per one thousand (1,000) feet of water body frontage.

(d) The parcel will contain not more than one (1) campsite per two (2) acres, provided that the campsites shall not be clustered at a net density exceeding six (6) campsites per acre.

(e) Clearing of vegetation, including ground cover and soil disturbance, does not exceed five percent (5%) of the parcel.

(f) No more than one percent (1%) of the parcel will be covered by impervious surfaces. [Amended 9-6-11 by Ord. No. 2011-14]

(5) Continuation of resource extraction operations in accordance with the standards of N.J.A.C. 7:506.63. [Amended 7-16-01 by Ord. No. 2001-29]

D. Lot and Building Requirements.

(1) Minimum lot size:

(a) For lots with detached single family dwellings which meet the requirements of this section: three and two-tenths (3.2) acres.

(b) For other uses: five (5) acres, or as necessary to meet the standards of the Pinelands Comprehensive Management Plan as contained in this chapter.

(c) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use within the PA zone shall be less than that needed to meet the water quality standards of § 55-291.B(4), whether or not the lot may be served by a centralized sewer treatment or collection system.

(2) Minimum lot width: two hundred (200) feet.

(3) Minimum yard requirements:

(a) Front yard: two hundred (200) feet, except that if compliance with this minimum is constrained by physical or environmental considerations, involves a farm operation, or development within one thousand (1,000) feet has front yards less than two hundred (200) feet, a setback of not less than seventy-five (75) feet may be permitted.

(b) Side yard: fifty (50) feet for principal buildings; ten (10) feet for accessory buildings.

(c) Rear yard: seventy-five (75) feet for principal buildings; ten (10) feet for accessory buildings.

(4) Maximum lot coverage: twenty percent (20%).

(5) Maximum building height: two and five-tenths (2.5) stories on thirty-five (35) feet.

E. Allocation of Pinelands Development Credits.

(1) Except for land which was owned by a public agency on January 14, 1981, land which is thereafter purchased by the State for conservation purposes, land which is subject to an easement limiting the use of land to nonresidential uses, or land otherwise excluded from entitlement in paragraph E(2) below, every parcel of land in the Preservation Area District shall have a use right known as "Pinelands development credits" that can be used to secure a density bonus for lands located in a Regional Growth Area.

Pinelands development credits may also be allocated to certain properties in the Township by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.

(2) Pinelands development credits are hereby established in the Preservation Area District at the following ratios:

(a) Uplands which are undistributed but currently or previously approved for resource extraction pursuant to this chapter: two (2) Pinelands development credits per thirty-nine (39) acres;

(b) Uplands which are mined as a result of a resource extraction permit approved pursuant to this Chapter: zero (0) Pinelands development credits per thirty-nine (39) acres;

(c) Other uplands: one (1) Pinelands development credits per thirty-nine (39) acres; and

(d) Wetlands: two-tenths (0.2) Pinelands development credits per thirty-nine (39) acres.

55-42. PF - PRESERVED FOREST PINELANDS.

[Amended 4-3-89 by Ord. No. 1989-8; 6-5-89 by Ord. No. 1989-14; 6-19-89 by Ord. No. 1989-19; 8-20-90 by Ord. No. 1990-26; 4-5-93 by Ord. No. 1993-8; 9-7-93 by Ord. No. 1993-33 § 8; 12-16-96 by Ord. No. 1996-60 § § 11-16; 6-2-97 by Ord. No. 1997-14 § 2; 8-4-97 by Ord. No. 1997-16 § 2]

A. Permitted Uses.

(1) Detached single-family dwellings on three and two-tenths (3.2) acre lots or one (1.0) acre lots, in accordance with § 55-64.

(2) [Amended 9-6-11 by Ord. No. 2011-14] Detached single-family dwellings on lots of at least one (1.0) acre in size existing as of January 14, 1981, provided that:

(a) The owner of the lot to be developed acquires sufficient vacant contiguous or noncontiguous land which, when combined with the acreage of the lot proposed for development, equals at least seventeen (17) acres;

(b) All lands acquired pursuant to paragraph (a) above, which may or may not be developable, are located in the PF Zone;

(c) All noncontiguous lands acquired pursuant to paragraph (a) above shall be permanently protected through recordation of a deed of restriction. Such deed of restriction shall permit the parcel to be managed for low- intensity recreation, ecological management and forestry, provided that no more than five percent (5%) of the land may be cleared, no more than one percent (1%) of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the requirements of Chapter 55. Such restriction shall be in favor of the parcel to be developed and the Township or another public agency or nonprofit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission. The deed restriction shall be in a form to be approved by the Township Solicitor and the Pinelands Commission;

(d) Tax assessments for the acquired noncontiguous lands shall be combined and assigned to the land to be developed; and

(e) The lot proposed for development otherwise meets the minimum standards of Article XIX of this chapter.

(3) Detached single-family dwellings on minimum seventeen (17) acre lots, provided that clustering of the permitted dwellings shall be

required in accordance with §55-42E whenever two (2) or more units are proposed as part of a residential development. [Amended 9-6-11 by Ord. No. 2011-14]

(4) Crop and tree farming and horticulture of native Pinelands plants; nurseries.

(5) Raising and keeping of a farm animal for domestic use on a lot having not less than one (1) acre.

Additional farm animals shall not exceed one (1) per every one (1) additional acre. There shall be no storage of manure within one hundred (100) feet of any adjoining property line.

(6) Commercial farms for the raising, building and keeping of livestock and poultry for gain on a lot having not less than five (5) acres, provided further that no building housing such animals and no storage of manure shall be permitted within two hundred (200) feet of any adjoining lot line.

(7) Farming operations, as defined in this chapter, except the keeping or raising of swine shall not be allowed except as part of a general farming operation, and the number of swine be allowed on any farm. No building or enclosure for swine shall be closer than two hundred (200) feet to any property line. No building for the shelter of fowl or other farm livestock shall be closer than fifty (50) feet to any property line or street line, except that where a property line forms the boundary of a residential zone, the setback shall be increased to one hundred (100) feet.

(8) Forestry activities, subject to the provisions of § 55292.

(9) Riding stables.

B. Accessory and Temporary Uses.

(1) Buildings and other structures customarily accessory to permitted residential and agricultural uses, including detached private garages, barns, sheds, and the like. Storage sheds, provided that they do not exceed a total area of one hundred eighty (180) square feet.

(2) Private residential tennis courts and swimming pools, provided that such pools are enclosed by safety fences of not less than four (4) feet in height.

(3) Off-street parking and loading space as provided for in §§ 55-173 to 55-175.

(4) Temporary on-site construction trailers for which permits may

be issued for periods up to one (1) year, subject to renewal.

(5) Signs as provided for in §§ 55-182 and 55-299D.

(6) Display dwellings used for sales purposes in residential subdivision or projects, provided that such uses shall be terminated when the last lot is sold or unit occupied.

(7) Agricultural commercial establishments for the sale of farm products grown or raised on the premises by the owner or operator of the farm. There shall be a limit of one (1) establishment per farm. Such stands shall be set back a minimum of sixty (60) feet from the street line and shall be a maximum of five thousand (5,000) square feet in size.

C. Conditional Uses. The following uses shall be permitted in the PF Zone subject to issuance of a conditional use permit in conformance with the provisions of this chapter:

(1) Kennel on lots of at least five (5) acres in area, and subject to other provisions of § 55-170.

(2) Public service infrastructure intended to primarily serve the needs of the Pinelands. Centralized waste water treatment and collection facilities shall be permitted to service the Forest Area District only in accordance with N.J.A.C. 7:50-6.84(a)2.

(3) [Deleted 3-20-95 by Ord. No. 1995-15 § 2; 8-5-96 by Ord. No.1996-27 § 2]

(4) [Deleted 3-20-95 by Ord. No. 1995-15 § 2; 8-5-96 by Ord. No. 1996-27 § 2]

(5) Pinelands resource-related industrial or manufacturing uses, excluding resource extraction and uses that rely on sand or gravel as raw products, provided that: [Amended 7-16-01 by Ord. No. 2001-29]

(a) The parcel proposed for development has an area of at least five (5) acres;

(b) The principal raw material for the proposed use is found or produced in the Pinelands; and

(c) The use does not require or will not generate subsidiary or satellite development in the PF Zone.

(6) Agricultural commercial establishments excluding supermarkets, restaurants, and convenience stores, but including

garden centers provided that:

(a) The principal goods or products available for sale were produced in the Pinelands; and

(b) The sales area of the establishment does not exceed five thousand (5,000) square feet.

(7) Roadside retail sales and service establishments, provided that:

(a) The parcel proposed for development has roadway frontage of at least fifty (50) feet;

(b) No portion of any structure proposed for development will be more than three hundred (300) feet, measured along a line parallel to the roadway, from the closest part of a roadside retail sales and service establishment structure that was in existence on February 7, 1979; and

(c) The proposed use will not unduly burden public services, including but not limited to water, sewer, and roads.

(8) Institutional uses, limited to municipal offices, fire and rescue stations, public schools and colleges, day nurseries, libraries and museums, hospitals, medical clinics, convalescent homes, places of worship including parish and educational buildings and cemeteries providing that:

(a) The use does not require or will not generate subsidiary or satellite development in the PF Zone.

(b) The applicant has demonstrated that adequate public service infrastructures will be available to serve the use; and

(c) The use is primarily designed to serve the needs of the PF Zone in which the use is to be located.

(9) Low intensity recreational uses, including but not limited to camping provided that:

(a) The parcel proposed for low intensity recreational use has an area of at least fifty (50) acres.

(b) The recreational use does not involve the use of motorized vehicles except for necessary transportation.

(c) Access to bodies of water is limited to no more than fifteen (15) linear feet of frontage per one thousand (1,000) feet of water body frontage.

(d) The parcel will contain not more than six (6) campsites per acre, provided that the campsites shall not be clustered at a net density exceeding ten (10) campsites per acre.

(e) Clearing of vegetation, including ground cover and soil disturbance, does not exceed five percent (5%) of the parcel.

(f) No more than one percent (1%) of the parcel will be covered by impervious surfaces. [Amended 9-6-11 by Ord. No. 2011-14]

7:50-5.19 Cluster development CMP

Pinelands

(a) Clustering of residential development on parcels located within the Regional Growth Areas is encouraged, provided that the densities established in the certified municipal ordinance are not exceeded and that the development otherwise conforms to the standards of this Plan.

(b) Clustering of residential development on parcels located within more than one Pinelands management area may be permitted, provided that:

1. The parcel in question is contiguous;
2. The portion of the parcel to be developed is located within the management area with the highest assigned residential density;
3. The amount of development proposed does not exceed that which would be permitted separately in each management area as determined by application of the standards contained in this subchapter and in N.J.A.C. 7:50-6.84;
4. The minimum lot area requirements of the management area in which the portion of the parcel to be developed is located are met; and
5. If any portion of the parcel is located within the Regional Growth Area, opportunities for the use of Pinelands Development Credits established pursuant to N.J.A.C. 7:50-5.28(a)3 are not reduced as a result of the cluster development.

(c) Clustering of residential development on parcels located within the Forest Areas and Rural Development Areas shall be required whenever two or more units are proposed as part of a residential development, except in cases where such development:

1. Conflicts with the provisions of a development transfer program established pursuant to N.J.A.C. 7:50-5.30;
2. Is inconsistent with the standards of Subchapter 6 of this Plan; or
3. Disrupts the contiguity of the forest ecosystem to a greater degree than non-clustered development.

(d) The following standards shall apply to the clustering of residential development within the Forest Areas and Rural Development Areas:

1. The number of residential lots permitted within the cluster shall be calculated on the basis of the size of the parcel of land and the permitted density of the zoning district(s) in which the parcel is located, with a bonus applied in accordance with the following chart. If the parcel is located in more than one municipal zoning district, separate residential lot calculations for each zoning district shall be summed to determine the total number of residential lots to be clustered.

FOREST AND RURAL DEVELPOPMENT AREA CLUSTERING BONUS				
Parcel Size	**Permitted Residential Density**			
	3.2-4.99 acres per unit	5.0-9.99 acres per unit	10-24.99 acres per unit	≥25 acres per unit
<50 acres	0	0	0	0
50-99.99 Acres	+10%	+15%	+20%	+25%
100-149.99 acres	+15%	+20%	+25%	+30%
≥150 acres	+20%	+25%	+30%	+40%

2. The residential cluster shall be located on the parcel such that the development area:

i. Is located proximate to existing roads;

ii. Is located proximate to existing development sites on adjacent or nearby parcels;
iii. Is or will be appropriately buffered from adjoining or nearby non-residential land uses; and
iv. Conforms with the minimum standards of N.J.A.C. 7:50-6, with the exception of N.J.A.C. 7:50-6.104.

3. Development within the residential cluster shall be designed as follows:
   i. Residential lots should be one acre in size but may be larger if dictated by unusual site conditions. In no case shall the average size of residential lots within a cluster exceed 1.1 acres;
   ii. Individual on-site septic waste water treatment systems in accordance with N.J.A.C. 7:50-6.84(a)4 may serve the lots within the cluster development area. However, in the event that existing agricultural uses will continue on the parcel in accordance with (d)5 below, individual on-site septic waste water treatment systems shall comply with the standards of N.J.A.C. 7:50-6.84(a)5 or 10.21 through 10.23. Community on-site waste water treatment systems serving two or more residential units which meet the standards of N.J.A.C. 7:50-6.84(a)5 or 10.21 through 10.23 shall also be permitted;

   iii. The residential cluster development area shall include such land and facilities as are necessary to support the development, including wastewater facilities, streets, stormwater management facilities, solar energy facilities and recreation amenities; and

   iv. Permitted recreation amenities shall be specified in the municipal ordinance but in no case may they occupy more than one-half acre of land or the equivalent of one acre of land for every 25 residential lots, whichever is greater.

4. Except as otherwise provided in (d)5 below, the balance of the parcel located outside of the residential cluster development shall be owned and managed by a duly constituted homeowner's association, a non profit conservation organization, the municipality or incorporated as part of one of the lots within the cluster development area.
   i. All such land shall be permanently protected through recordation of a deed of conservation restriction. Such restriction shall be in favor of the residents of the cluster development and, if provided by municipal ordinance, the municipality or another public agency or non profit conservation organization. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission; and
   ii. Such deed of conservation restriction shall permit the land to be managed for low intensity recreation, ecological management and forestry, provided that no more than five percent of the land may be cleared, no more than one percent of the land may be covered with impervious surfaces and any such uses or activities are approved and conducted in accordance with the

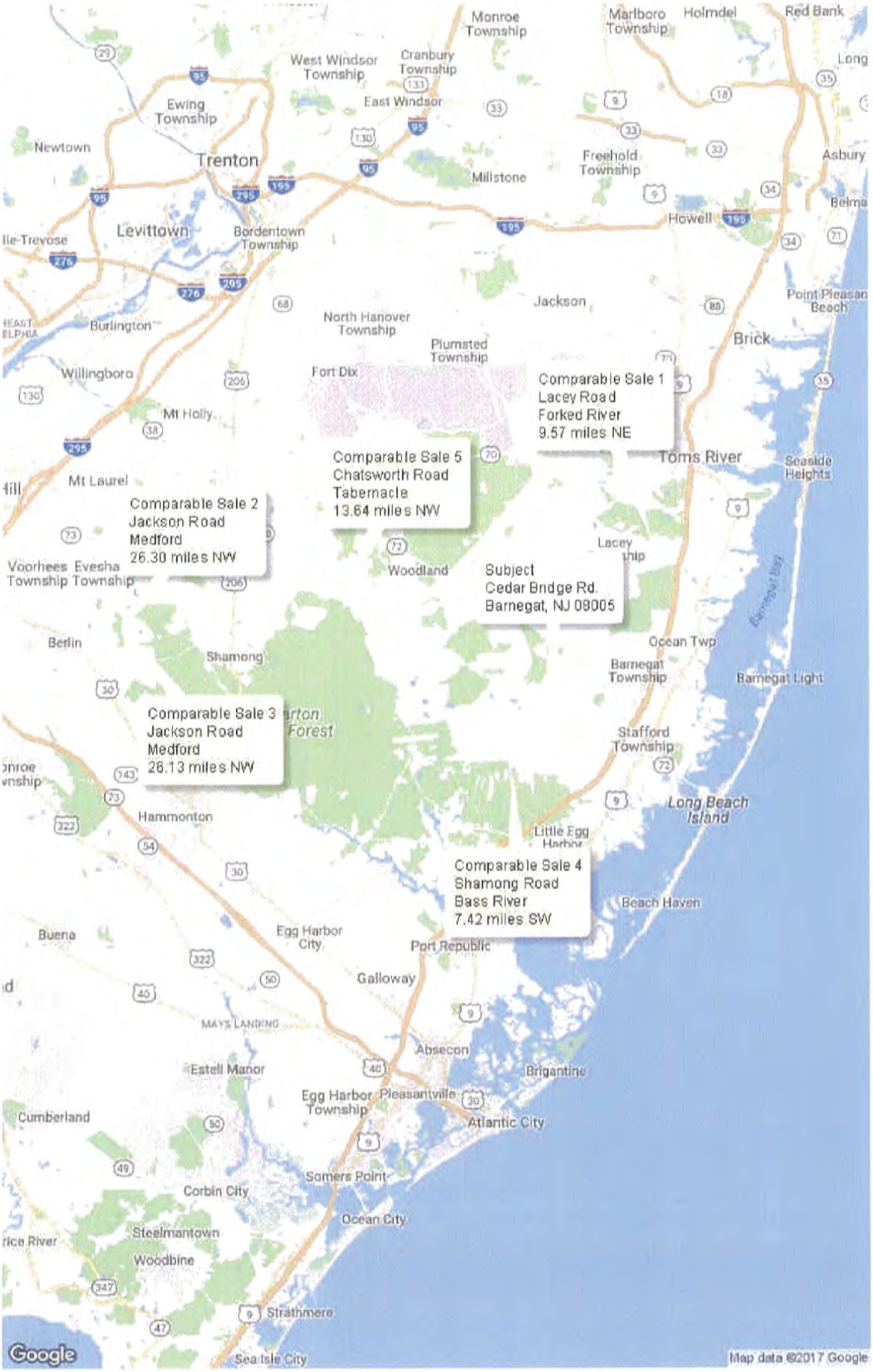
requirements of this Plan, including any municipal ordinance certified pursuant thereto.

5. Where agricultural use exists on a parcel proposed for cluster development, the following standards shall apply:
   i. For those agricultural uses in existence as of April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, and the expansion of the area of agricultural use by up to 50 percent;
   ii. For those agricultural uses established after April 6, 2009, the deed of restriction may provide for the continuation of agricultural uses, provided the agricultural use has been in existence on the parcel for a period of at least five years prior to submission of an application for cluster development pursuant to N.J.A.C. 7:50-4;
   iii. For those agricultural uses established after April 6, 2009 which do not meet the standards of (d)5ii above, the deed of restriction shall permit the land to be managed only in accordance with (d)4 above and shall not provide for continuation of any agricultural use on the parcel;
   iv. In lieu of the provisions of (d)4 above, the deed of restriction to be recorded pursuant to (d)5i or ii above may be in favor of a county or the State Agriculture Development Committee. In all cases, such restriction shall be expressly enforceable by the Pinelands Commission;
   v. The deed of restriction to be recorded pursuant to (d)5i or ii above shall authorize agricultural uses and provide that impervious surface may not exceed that which currently exists on the parcel or three percent, whichever is greater, unless Resource Management System Plan has been prepared. Before these impervious surface limits may be exceeded, the Resource Management System Plan must be approved by the Pinelands Commission and, if the deed of restriction is in favor of the county or the State Agriculture Development Committee, by such agency; and
   vi. For parcels which meet the standards of (d)i or ii above, a provision is recorded in the deed for each residential lot within the cluster development area which acknowledges agricultural use of the protected land outside the cluster development area and recognizes the legal protections afforded to that use through the deed of restriction and any applicable statutes.

IV. LAND SALES

LOCATION MAP - PA

Borrower: [illegible]
File No.: **17-113.01**
Property Address: **Cedar Bridge Rd.**
Case No.:
City: **Barnegat**
State: **NJ**
Zip: **08005**
Lender: [illegible]



Property Data

Comp ID	1887

Location

Address	Lacey Road
City, County, State, Zip	Lacey, Ocean , NJ ,
Property Use	Land
Transaction Type	Sale

Legal

Deed BookPage	14912/538
Block/Lot	2500/5
Legal Description	Lot 5, Block 2500, Township Lacey,

Sale Data

Sale Date	06-10-2011
Date Recorded	06-16-2011
Sale Price	$225,500
Cash Equivalent Price	$141,000
Downward Adjustment	$84,000
Adjusted Price	$141,000

Sale Terms

Seller	International Recycling Systems of Lacey, LP
Buyer	County of Ocean
Rights Transferred	Fee Simple - Unsevered PDCs
Financing	Cash
Encumberances	None Known
Conditions of Sale	Arms Length
Sale Comments	Sales price is less $84,000 PDC value.

Land Data

Planning District	Pinelands
Proposed Use	Conservation/Preservation
Size	84.542 Acres or 3,682,650 Sq. Ft.
Front Footage	1,240
Frontage Description	1,240.49 f.f. along Lacey Road
Highest and Best Use	Conservation/Passive Recreation - Sever PDCs
Zoning	PA Preservation Area Zone
Utilities	Septic/Well/Electric
Topography	Generally Level
Shape	Irregular
Access	County road paved
Landscape	Wooded - minimal wetlands <10%
Environmental Hazard	None Known

Sale Analysis

Price per Acre	$2,667 (Actual Price) $1,668 (Adjusted Price)
Price per Sq. Ft.	$0.06 (Actual Price) $0.04 (Adjusted Price)
Price per Front Ft.	$182 (Actual Price) $114 (Adjusted Price)

Remarks

The site contains wetlands in the northwesterly corner of the property, which includes an environmental buffer area of an estimated 300 feet. Wetlands estimated at approximately 5 +/- acres with a 300' environmental buffer.

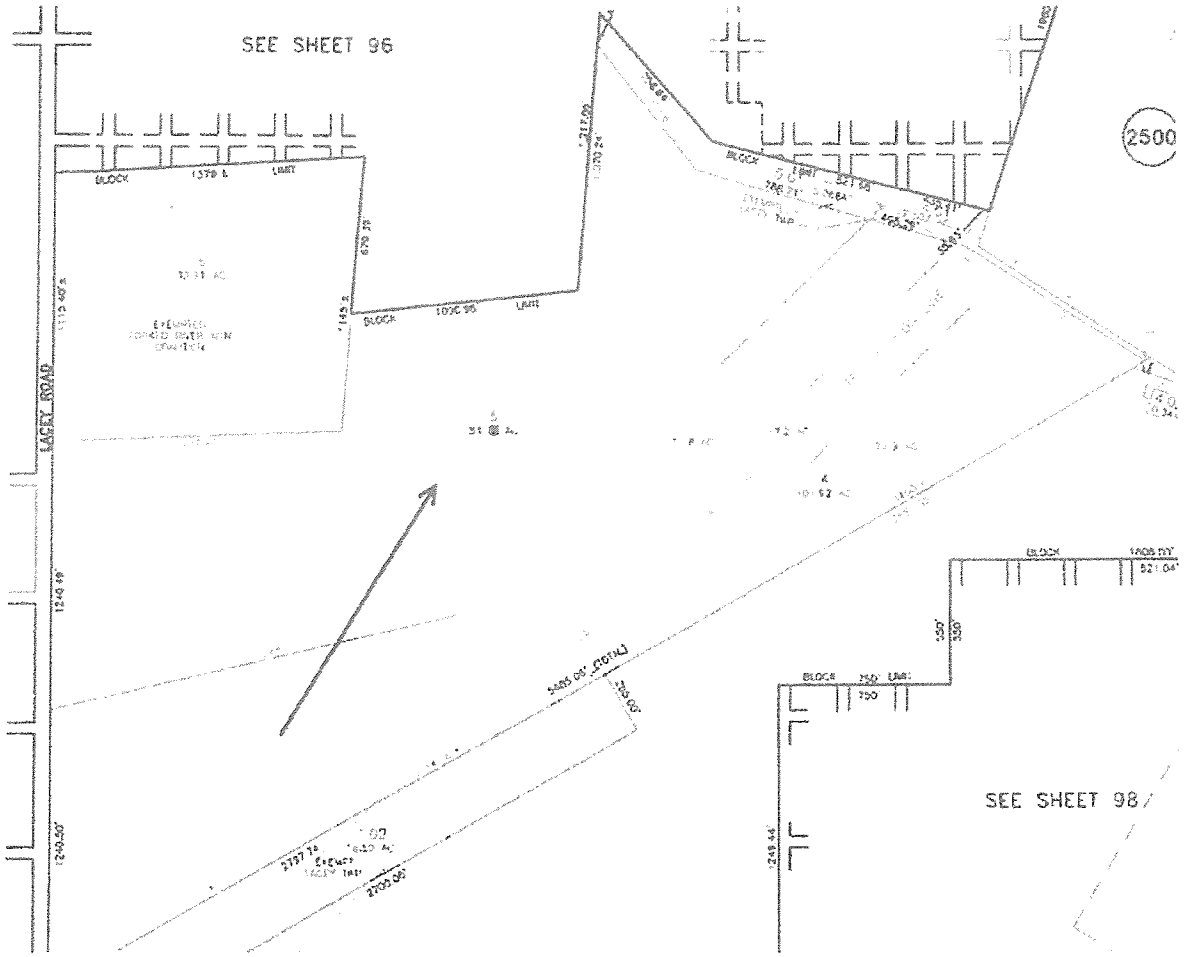
Single-family residential homes are allowed for persons with cultural ties to the Pinelands area on lot areas of 3.2 acres. Also use in conjunction with the farming residential use may be allowed.

PDCs not severed allocated of approximately 8 potential 1/4 credits.

Confirmation

Confirmation	Grantee, OCNLT - Mark Villinger
Confirmed By	REH

CT 1887 – LACEY ROAD, LACEY TOWNSHIP – PHOTO TAKEN 4/11/2013



CT 1887 – LACEY ROAD, LACEY TOWNSHIP – TAX MAP

N
W E
S

Projection: New Jersey State Plane NAD 1983
Measurement: Feet

EUGENE JOHNSON
BLOCK: 2500 LOT: 5
LACEY TOWNSHIP

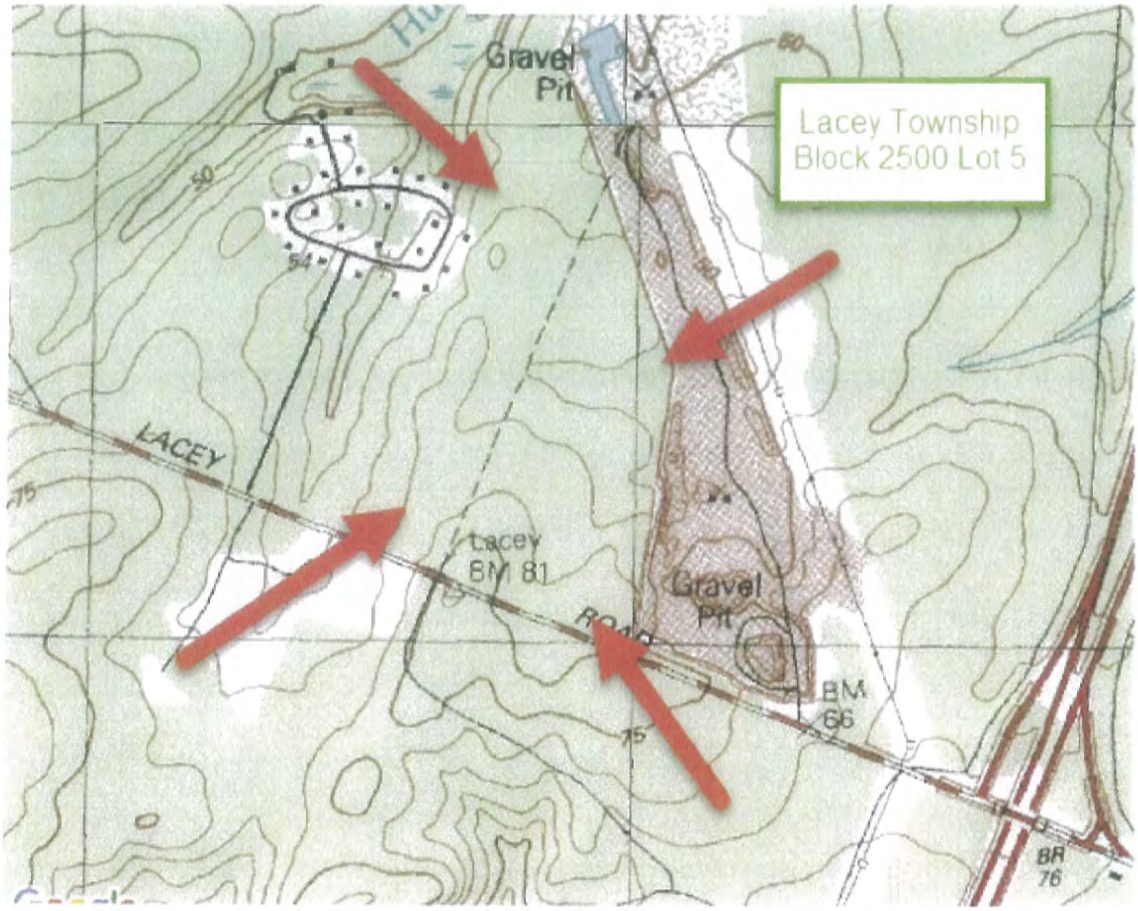
0 500 1,000 2,000 3,000 4,000 Feet

Creator: Ocean County Department of Planning GIS
Name: Michael Georgalas
Date: 08/26/2010
Contact: (732) 929-2054

CT 1887 – NJ GeoWeb Wetlands

LakB
DoeB
PH
DoeB
DocB
PHG
LakkB
DocB

CT 1887 – LACEY ROAD, LACEY TOWNSHIP


Lacey Township
Block 2500 Lot 5
Gravel Pit
Gravel Pit
LACEY
ROAD
Lacey BM 81
BM 66
BR 76
50
54
60
75

Property Data

Comp ID	1980

Location

Address	Jackson Road
City, County, State, Zip	Medford, Burlington , NJ ,
Property Use	Land
Transaction Type	Sale

Legal

Deed BookPage	6763/857
Block/Lot	6605/6802/1.02/9.02 & 11.01
Legal Description	Lot 1.02, Block 6605; Lots 9.02 & 11.01, Block 6802, Township Medford,

Sale Data

Sale Date	04-05-2011
Date Recorded	04-18-2011
Sale Price	$619,804
Cash Equivalent Price	$462,304
Downward Adjustment	$157,500
Adjusted Price	$462,304

Sale Terms

Seller	Brick Enterprises
Buyer	State of New Jersey DEP - Green Acres Program
Rights Transferred	Fee Simple - Unsevered PDCs
Financing	Cash
Encumberances	None Known
Conditions of Sale	Arms Length
Sale Comments	Sales price is less $157,500 PDC value.

Land Data

Planning District	Pinelands
Proposed Use	Conservation/Preservation
Size	393.367 Acres or 17,135,067 Sq. Ft.
Front Footage	3,500
Frontage Description	3,500 +/- along Jackson Road
Highest and Best Use	Conserv/Pres/Passive Rec/Sell PDCs
Zoning	APA - Agricultural Production; SAPA - Special Agr.
Utilities	None
Topography	Varying
Shape	Irregular
Access	Gravel Road
Landscape	Wooded - wetlands
Environmental Hazard	None Known
Flood Hazard	Yes

Sale Analysis

Price per Acre	$1,576 (Actual Price) $1,175 (Adjusted Price)
Price per Sq. Ft.	$0.04 (Actual Price) $0.03 (Adjusted Price)
Price per Front Ft.	$177 (Actual Price) $132 (Adjusted Price)

Remarks

The site consists of the headwaters of parts of three (3) large lots associated with an active Cranberry operation. The site is mostly woods with some area of open water reservoirs. Maps

indicate the site is aprpoximately 90% wetlands and 10% scattered upland area.

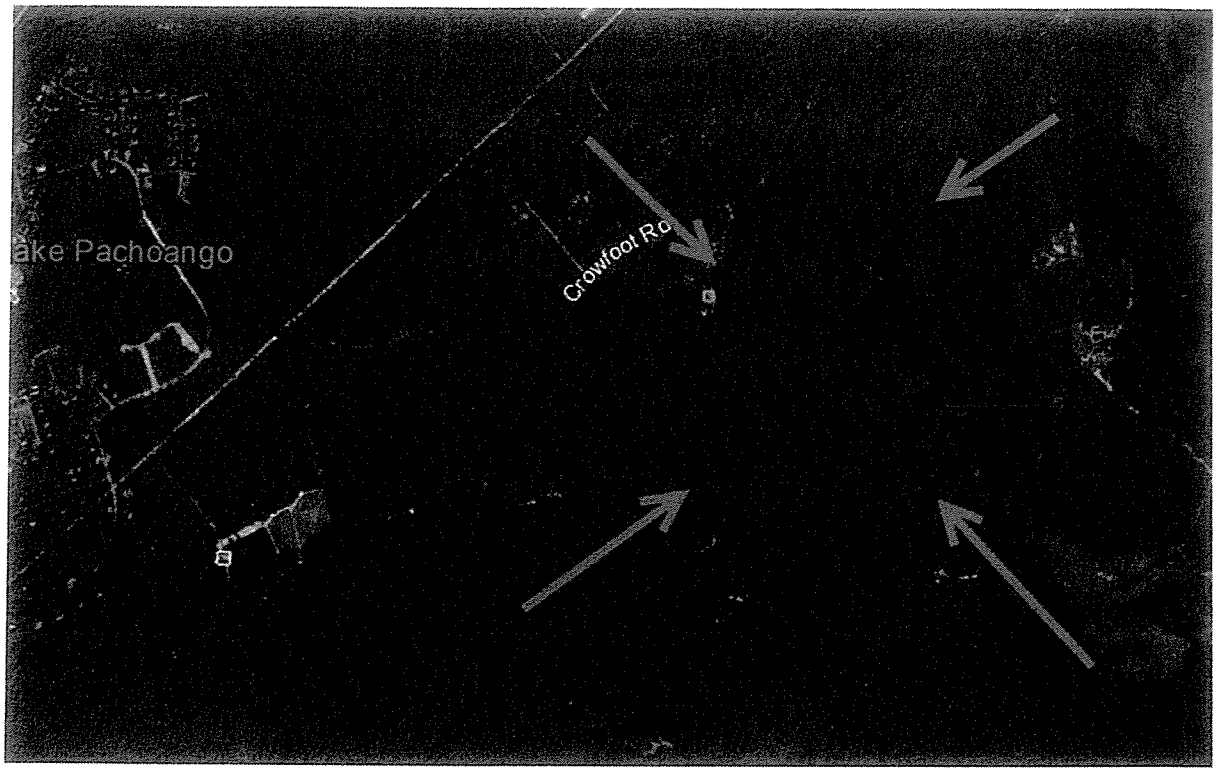
Grantor owned cranberry bogs and supporting land in Medford Township and they subdivided off and kept the land with the cranberry bogs and sold woodlands, with some ponds. 3.75 Pineland Development Credits (15 quarter credits) worth approximately $10,500 (2011 at time of sale) per 1/4 credit were included in the sale.

Soils consists of:
201.7 acres - AtsA - Atsion sand, 0 to 2 percent slopes - 61.8%
81.1 acres - AttA - Atsion fine sand, 0 to 2 percent slopes - 24.9%
29.5 acres - LakB - Lakehurst sand, - to 5 percent slopes - 9.0%
13.9 acres - Water - 4.3%

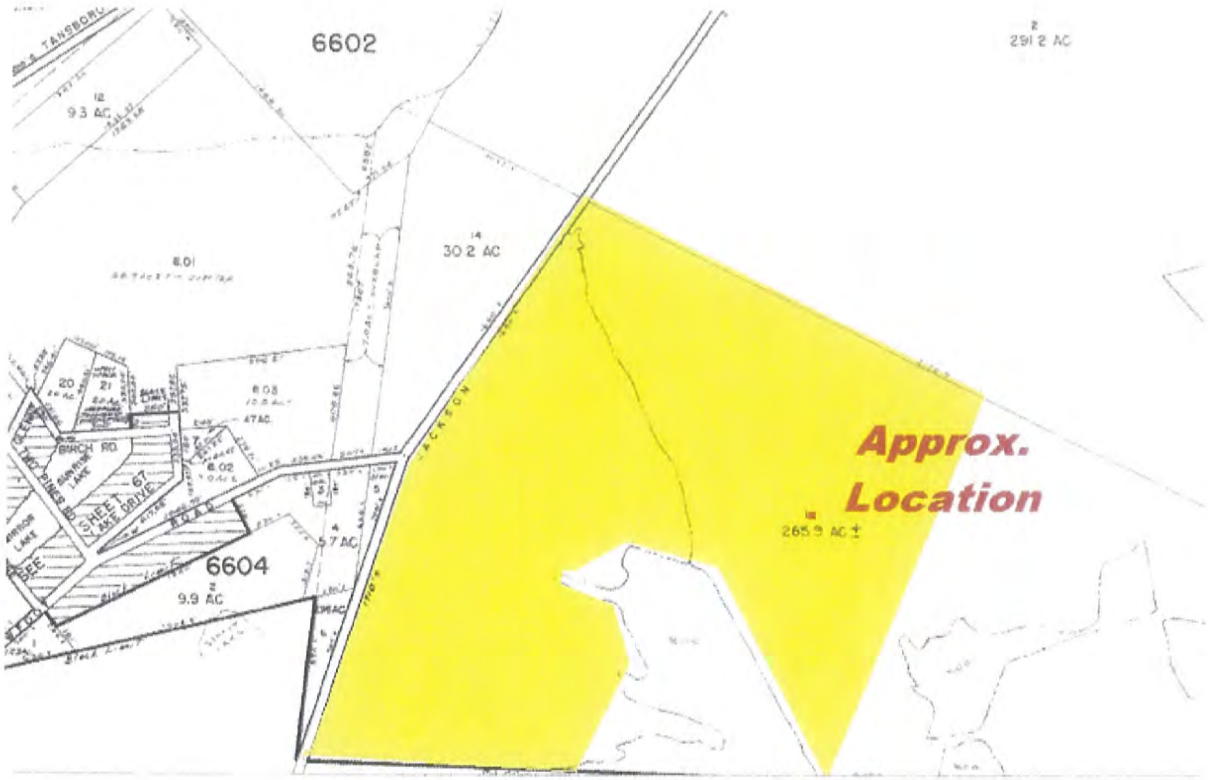
Confirmation

Confirmation	Grantee - K. Croes, F. Stearle, NJDEP; R. Kirwan, SRA Appraiser
Confirmed By	REH

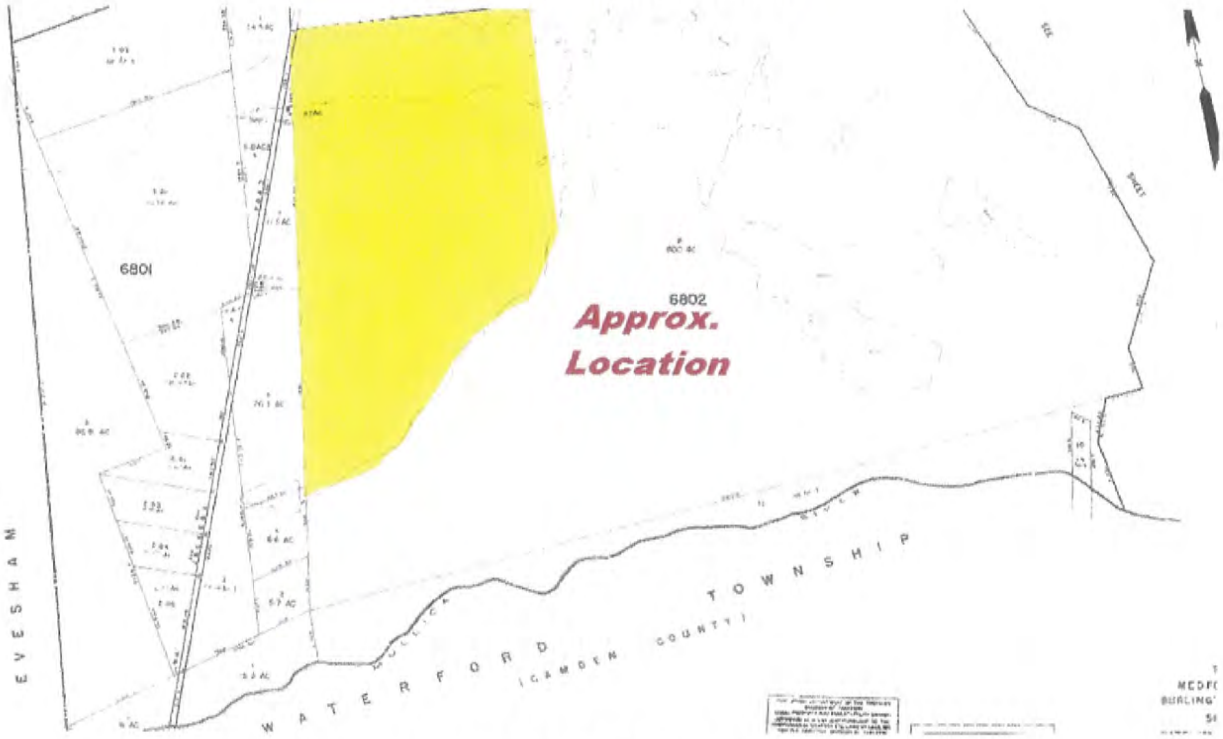
CT 1980 – Jackson Road, Medford Township – File Photo



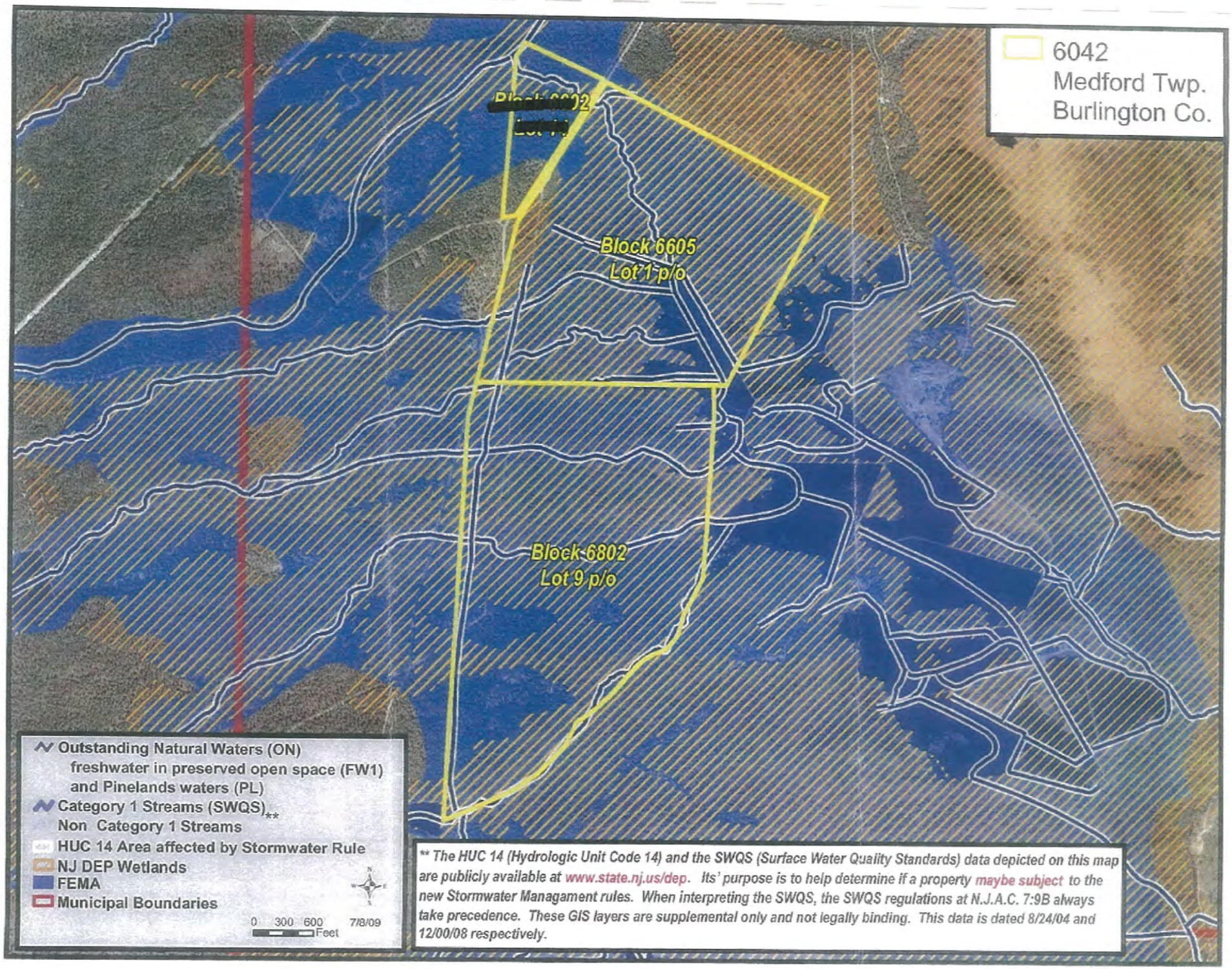
Aerial Map

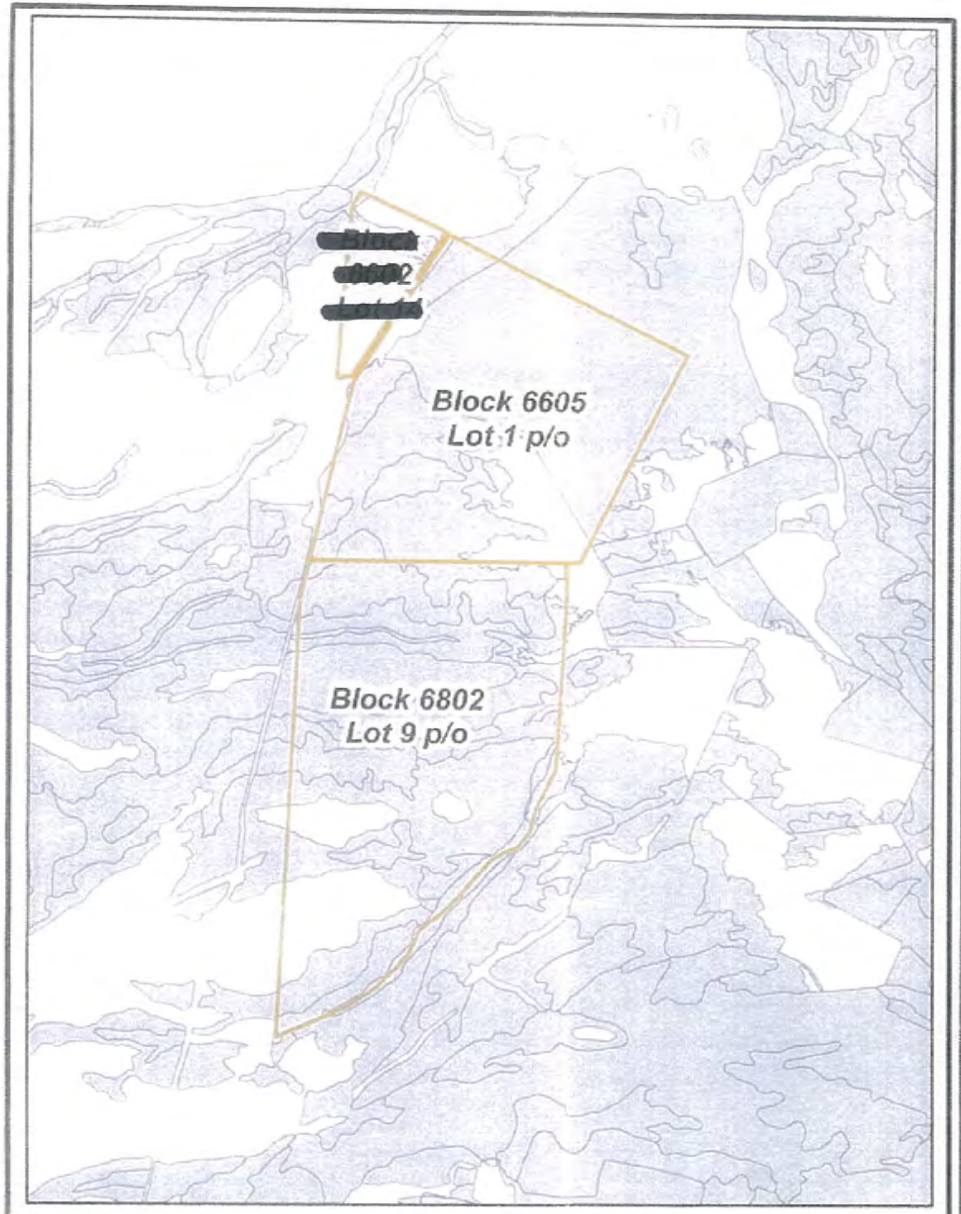


Block 6605 Lot p/o 1 Tax Map



Block 6802 Lot p/o 9 etc.


6042
Medford Twp.
Burlington Co.
[redacted]
Block 6605
Lot 1 p/o
Block 6802
Lot 9 p/o
Outstanding Natural Waters (ON)
freshwater in preserved open space (FW1)
and Pinelands waters (PL)
Category 1 Streams (SWQS)**
Non Category 1 Streams
HUC 14 Area affected by Stormwater Rule
NJ DEP Wetlands
FEMA
Municipal Boundaries
0 300 600 Feet
7/8/09
** The HUC 14 (Hydrologic Unit Code 14) and the SWQS (Surface Water Quality Standards) data depicted on this map are publicly available at www.state.nj.us/dep. Its' purpose is to help determine if a property maybe subject to the new Stormwater Managament rules. When interpreting the SWQS, the SWQS regulations at N.J.A.C. 7:9B always take precedence. These GIS layers are supplemental only and not legally binding. This data is dated 8/24/04 and 12/00/08 respectively.



Legend

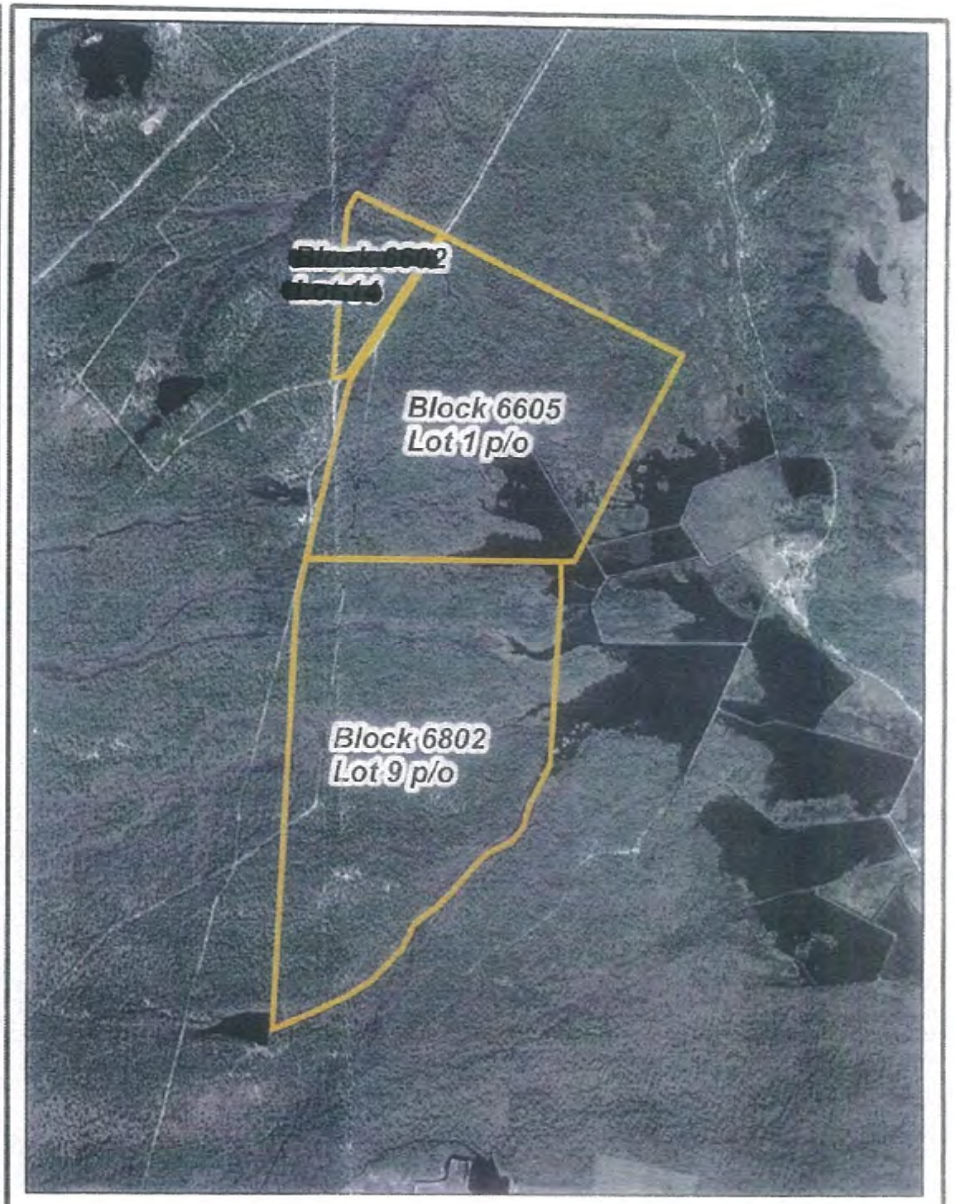
Property in Question
Medford Township
Burlington County

Wetlands

0 500 1,000 2,000 Feet

6/22/2009

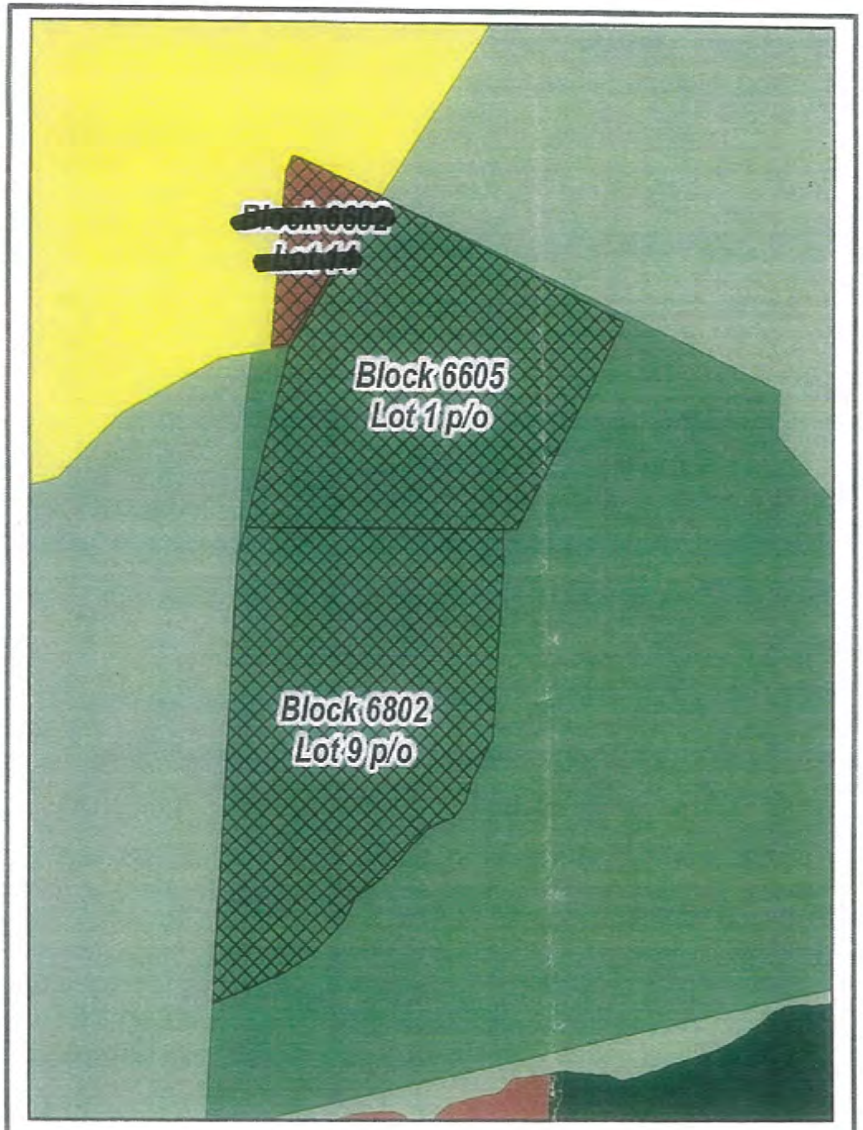
Lot 14	4 Ac. Wetlands 15 Ac. Uplands	19 Acres
Lot 1	142 Ac. Wetlands 20 Ac. Uplands	162 Acres
Lot 9	169 Ac. Wetlands 29 Ac. Uplands	198 Acres
		379 Acres Total



2007 NJDEP High Resolution Orthophotography

0 500 1,000 2,000 Feet

6/22/2009

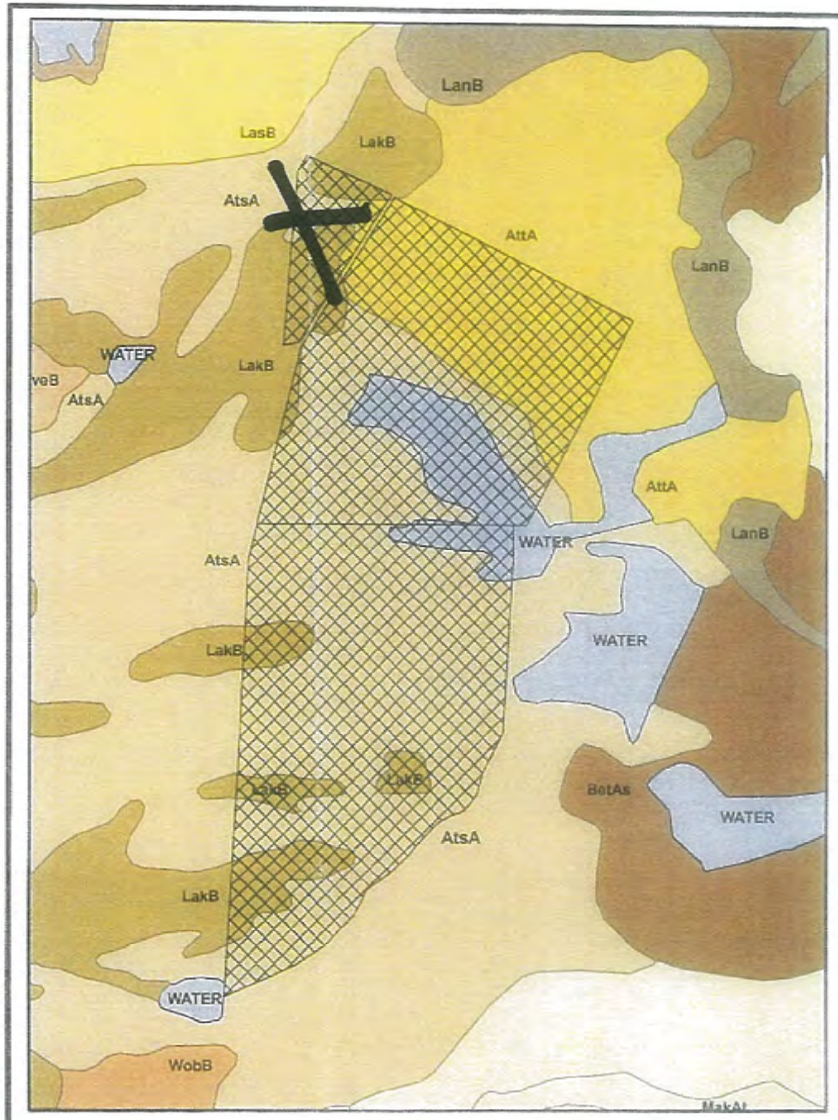


Legend

- Property in Question
- Agricultural Production Area
- Forest Area
- Preservation Area
- Rural Development Area
- Special AG Production Area

0 1,000 2,000 4,000 Feet

6/22/2009



Legend

Property in Question

SSURGO Soils

- AtsA, EveB, LanB, MakAt — Atsion sand, 0 to 2 percent slopes
- AttA, FmgAt, LasB, WATER — Atsion fine sand, 0 to 2 percent slopes
- BetAs, LakB, LasC, WobB — Lakehurst sand, 0 to 5 percent slopes

0 1,000 2,000 4,000 Feet

6/22/2009

Soil Map—Burlington County, New Jersey
(Brick Sale)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

- Gully
- Short Steep Slope
- Other

Political Features

- Cities

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:12,800 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

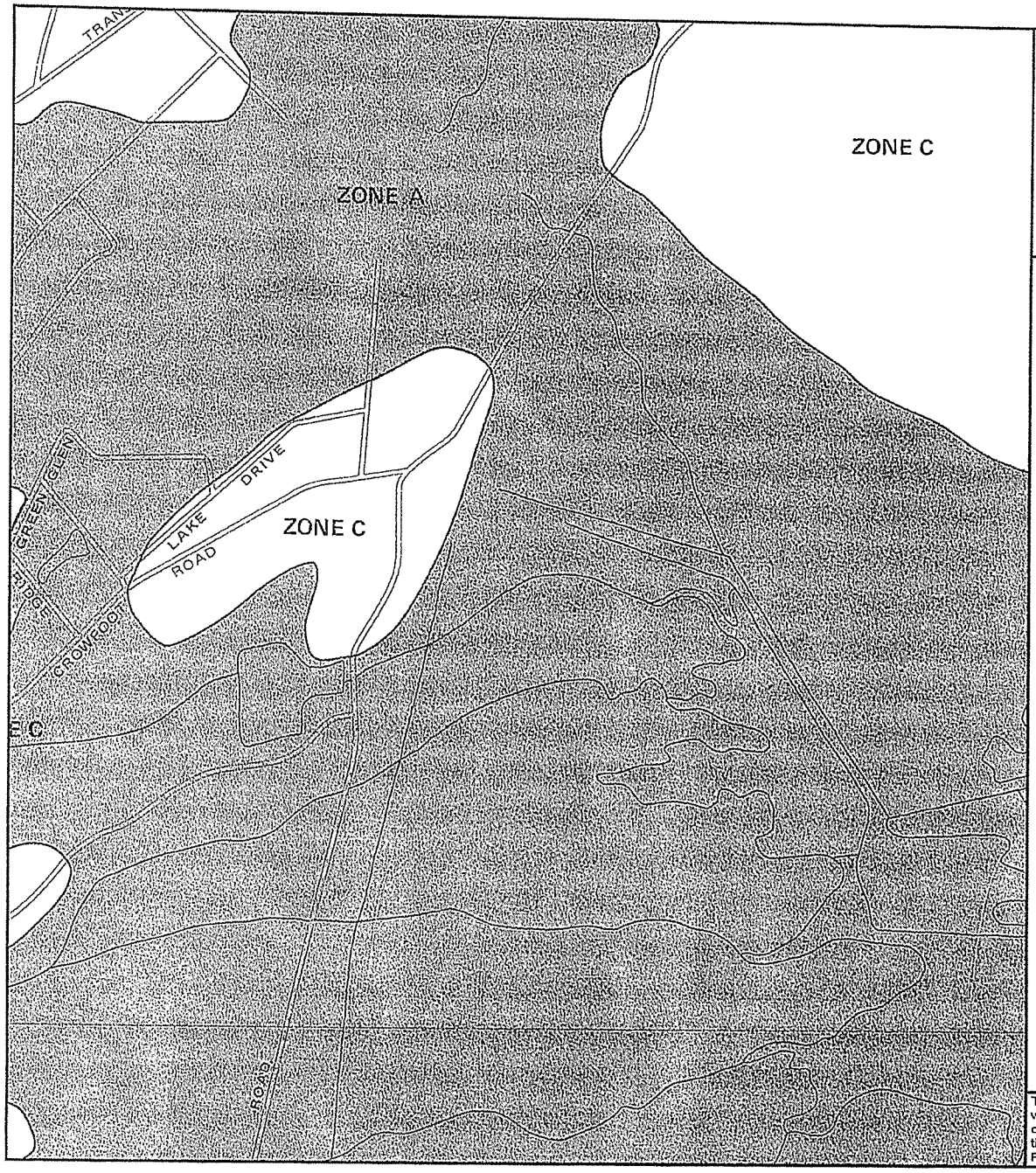
Soil Survey Area: Burlington County, New Jersey
Survey Area Data: Version 8, Aug 18, 2008

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Burlington County, New Jersey (NJ005)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtsA	Atsion sand, 0 to 2 percent slopes	201.7	61.8%
AttA	Atsion fine sand, 0 to 2 percent slopes	81.1	24.9%
LakB	Lakehurst sand, 0 to 5 percent slopes	29.5	9.0%
WATER	Water	13.9	4.3%
Totals for Area of Interest		**326.3**	**100.0%**



APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWNSHIP OF
MEDFORD,
NEW JERSEY
BURLINGTON COUNTY

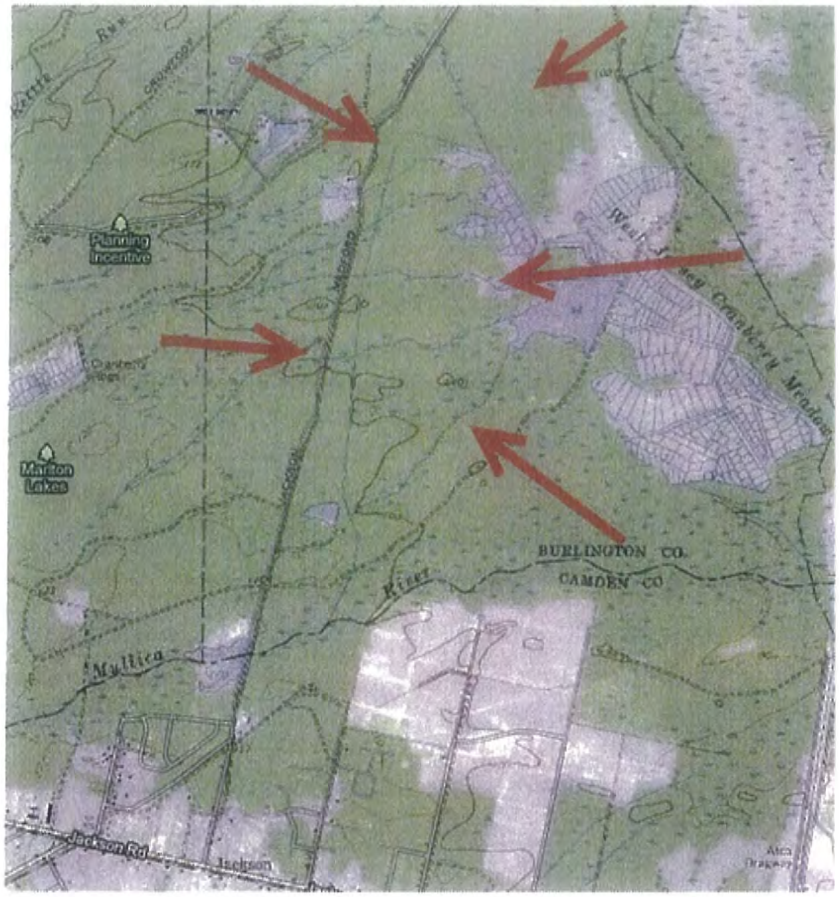
PANEL 20 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
340104 0020 B

EFFECTIVE DATE:
AUGUST 15, 1983

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov


Planning Incentive
Marlton Lakes
BURLINGTON CO.
CAMDEN CO.
Mullica
Jackson Rd
Jackson

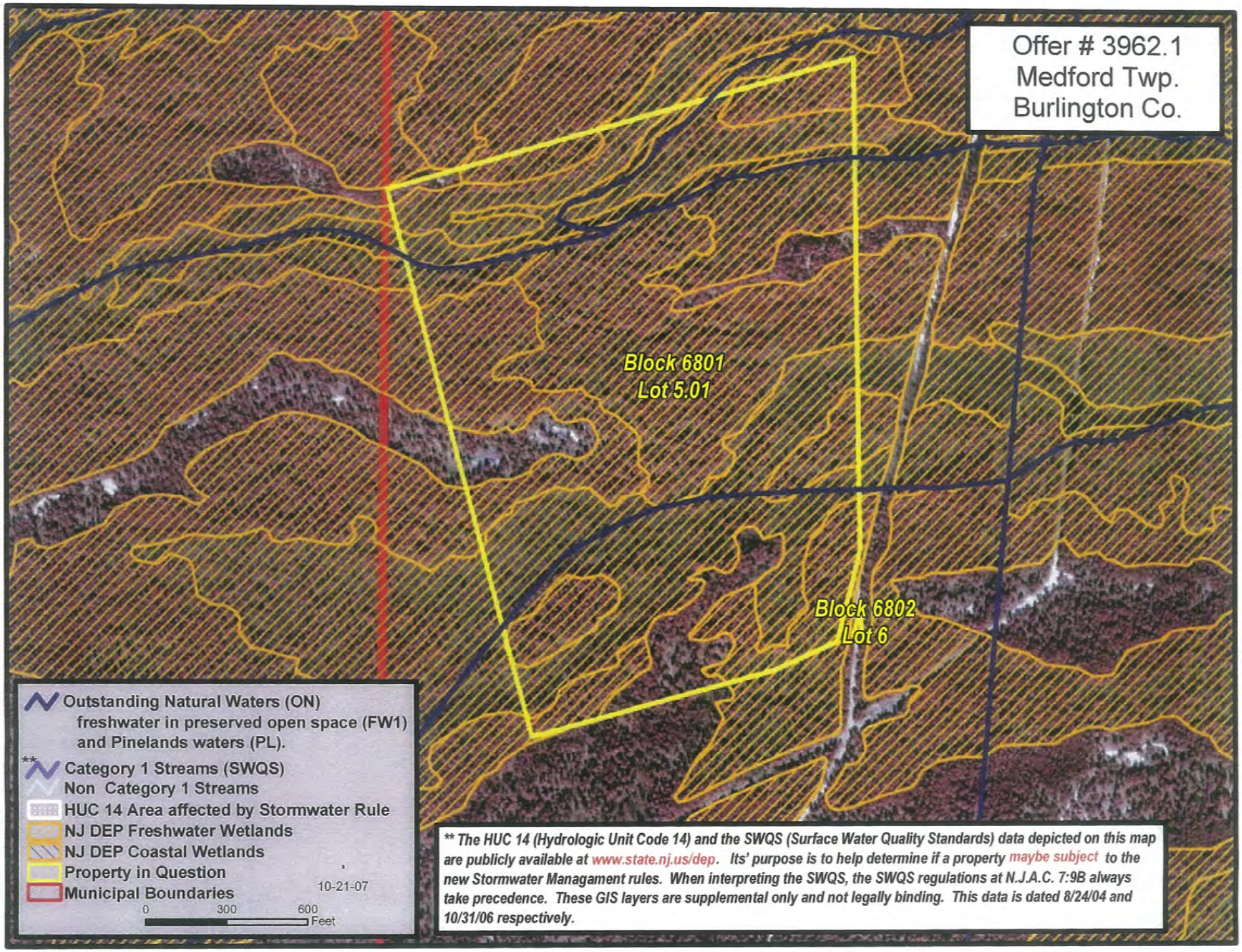
TOPO MAP

Sale No. 3

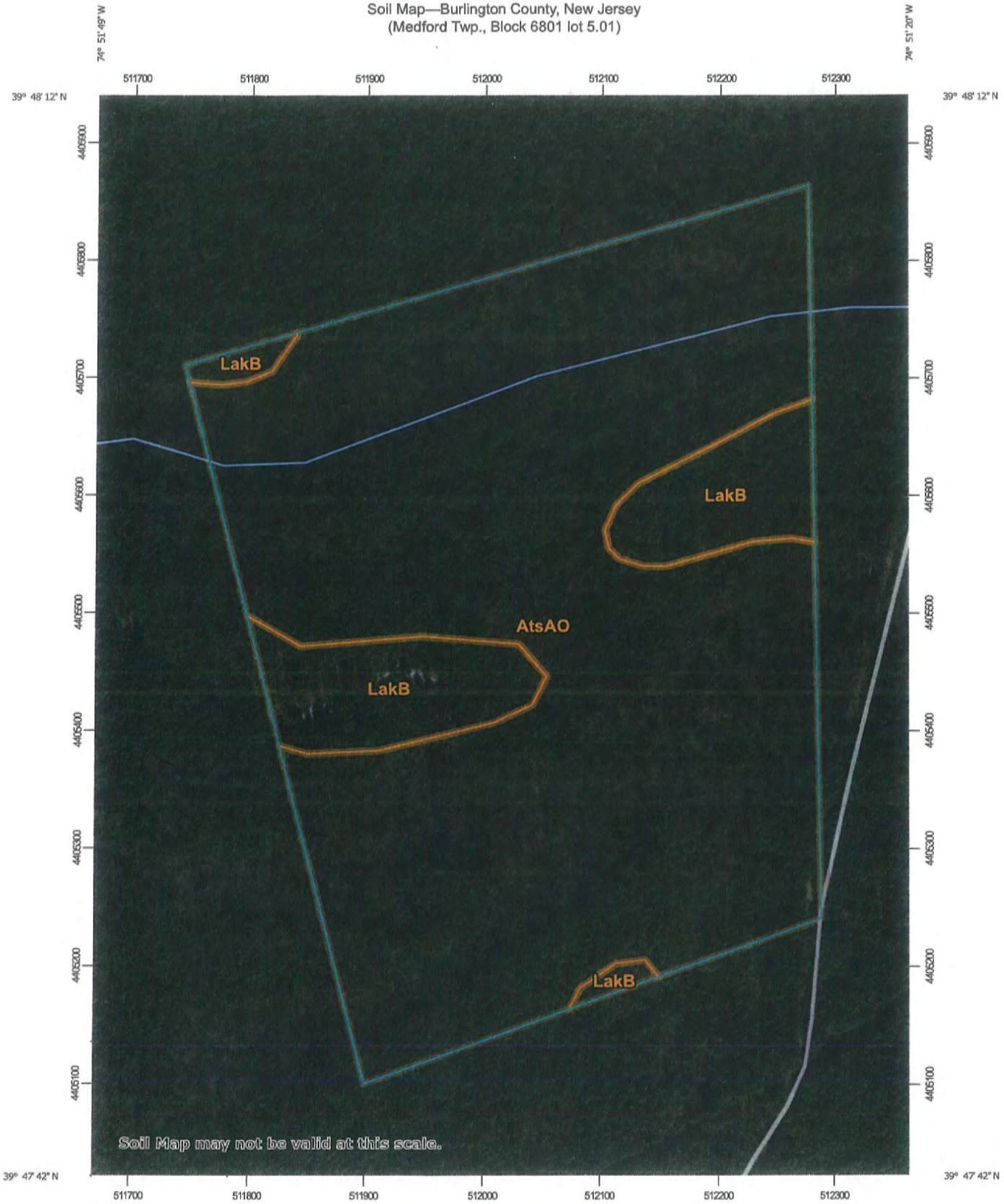
Property Identification	
Record ID	416
Property Address	Jackson Road, Medford Township, Burlington County, NJ 08055
Tax ID	Block 6801 Lot 5.01 Medford Township Block 6802 Lot 6, Medford Township
Project Name	N/A
Sale Data	
Grantor	Shendock, Inc.
Grantee	State of NJ, Dept. of Environmental Protection
Sale Date	May 2, 2017
Deed Book/Page	13276/95160
Conditions of Sale	Arm's Length
Financing	Typical Market
MLS #	N/A
Verification	Grantee & Deed
Sale Price	$90,000
Cash Equivalent	$90,000
Adjusted Price	$90,000
Sale Price/Acre	$1,132
Sale Price/Lot	N/A
Sale History	No prior sales in the last five years.
Land Data	
Zoning	PD- Preservation District
Utilities	None
Flood Plain	Zone A
Highest and Best Use	Passive Recreation/ Conservation
Access	Jackson Road – 2 lane graded dirt
Easements	None known
Land Size Information	
Land Size	79.54± acres
Front Footage	483'± on Jackson Road
Remarks	Site had no LOI or PDC allocation with no value attributed to any potential allocation. Site is 100% impacted by wetlands and buffers with no development potential.

Jackson Road, Medford Township – taken 8/23/2017

532
Roberts Branch
Chatsworth Ro
White Horse
Roberts Branch


Offer # 3962.1
Medford Twp.
Burlington Co.
Block 6801
Lot 5.01
Block 6802
Lot 6
Outstanding Natural Waters (ON)
freshwater in preserved open space (FW1)
and Pinelands waters (PL).
** Category 1 Streams (SWQS)
Non Category 1 Streams
HUC 14 Area affected by Stormwater Rule
NJ DEP Freshwater Wetlands
NJ DEP Coastal Wetlands
Property in Question
Municipal Boundaries
10-21-07
0 300 600
Feet
** The HUC 14 (Hydrologic Unit Code 14) and the SWQS (Surface Water Quality Standards) data depicted on this map are publicly available at www.state.nj.us/dep. Its' purpose is to help determine if a property maybe subject to the new Stormwater Managament rules. When interpreting the SWQS, the SWQS regulations at N.J.A.C. 7:9B always take precedence. These GIS layers are supplemental only and not legally binding. This data is dated 8/24/04 and 10/31/06 respectively.

Soil Map—Burlington County, New Jersey
(Medford Twp., Block 6801 lot 5.01)



Map Scale: 1:4,480 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Burlington County, New Jersey
Survey Area Data: Version 12, Sep 28, 2016

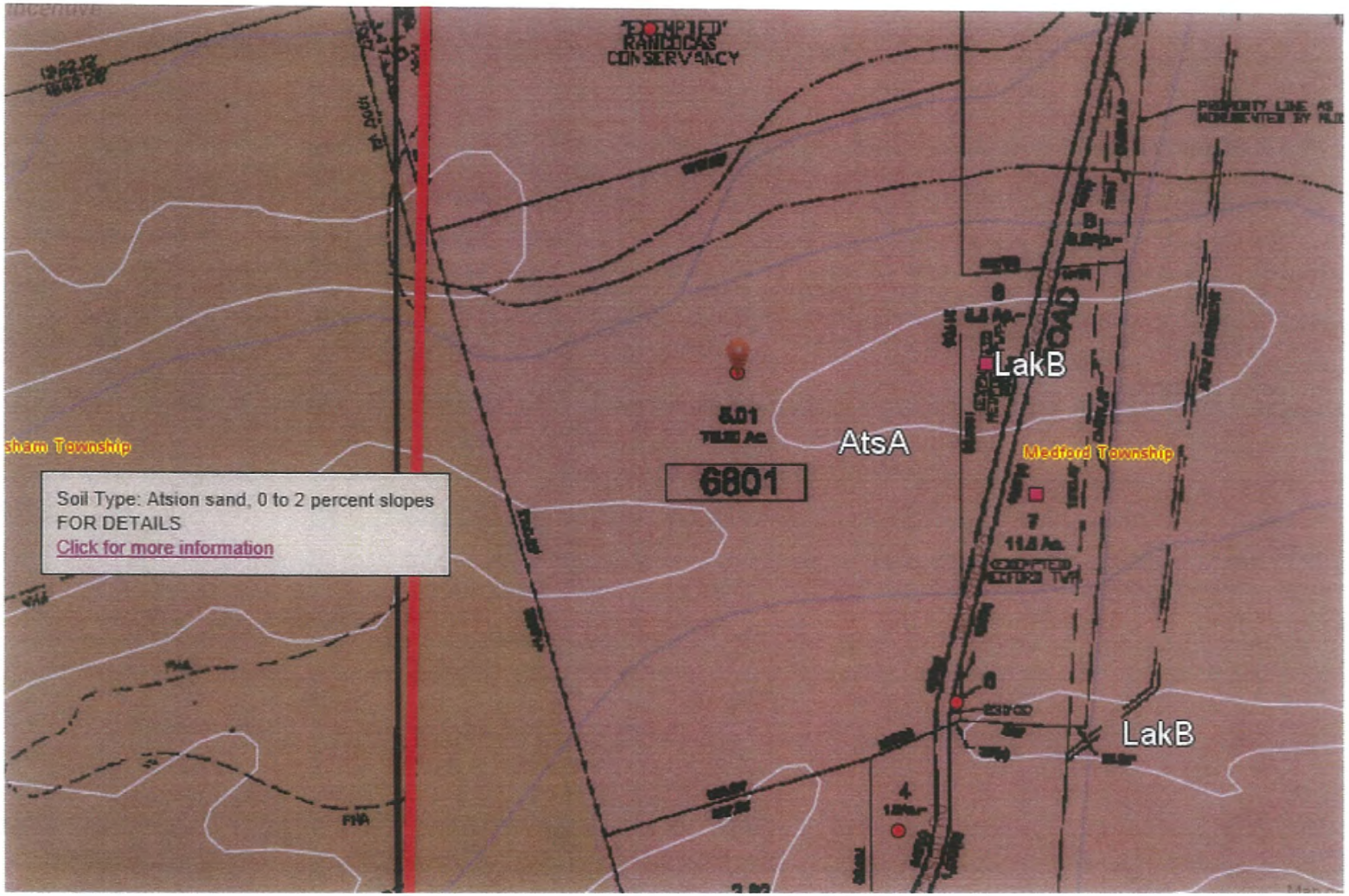
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2015—Apr 2, 2017

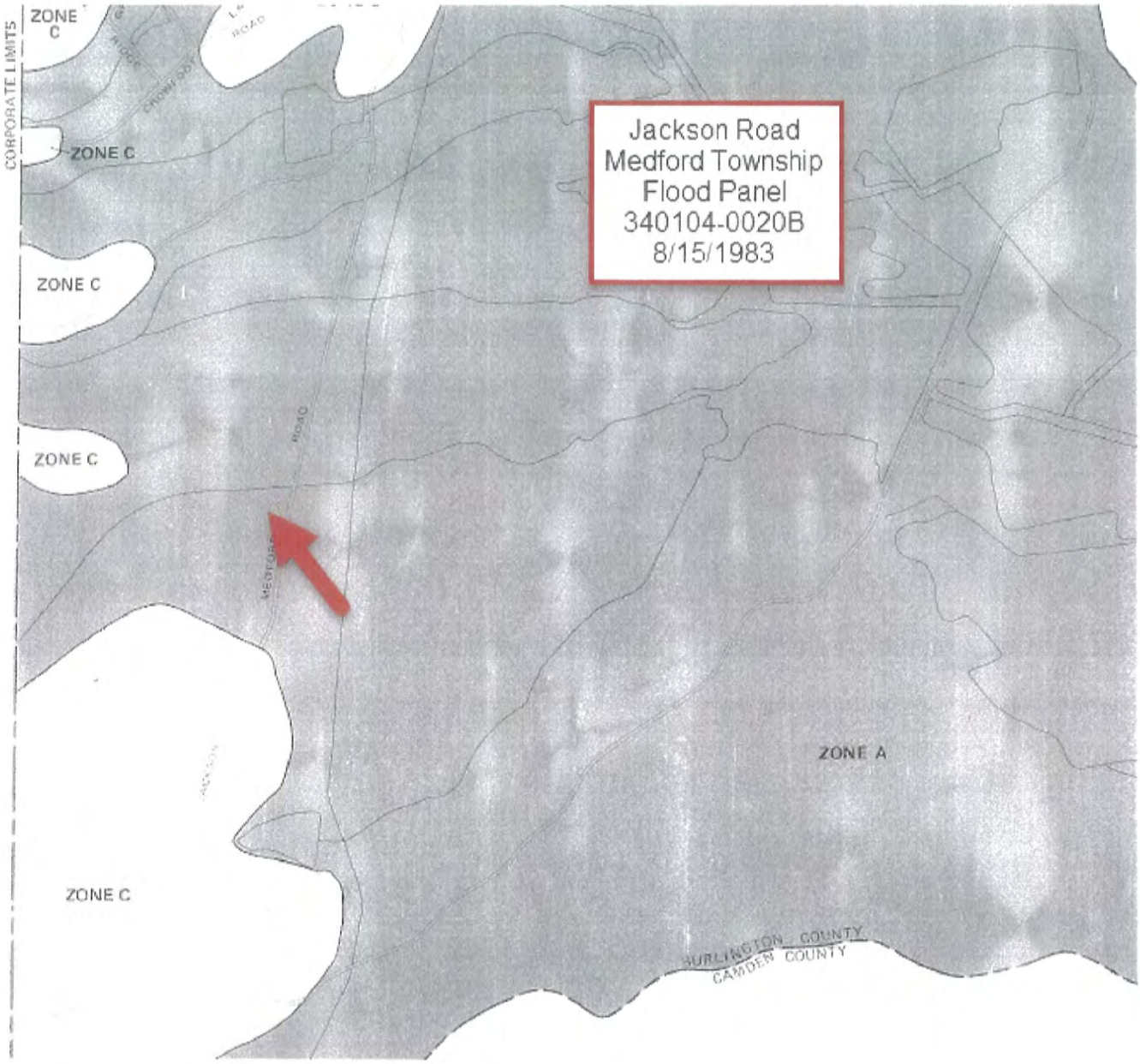
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Burlington County, New Jersey (NJ005)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	64.1	87.0%
LakB	Lakehurst sand, 0 to 5 percent slopes	9.6	13.0%
Totals for Area of Interest		**73.6**	**100.0%**


RANCHOS
CONSERVANCY
LakB
AtsA
6801
Medford Township
Soil Type: Atsion sand, 0 to 2 percent slopes
FOR DETAILS
Click for more information
LakB

Wetlands Mapping
Block 6801 Lot 5.01
1
Block 6802 Lot 6


Jackson Road
Medford Township
Flood Panel
340104-0020B
8/15/1983
ZONE C
CORPORATE LIMITS
ZONE C
ZONE C
ZONE C
ZONE C
ZONE A
BURLINGTON COUNTY
CAMDEN COUNTY

Jackson Road
Medford Township
MEDFORD
JACKSON
X101
Q101
110
100
B

Property Data

Comp ID	1978

Location

Address	Shamong Road
City, County, State, Zip	Bass River, Burlington , NJ ,
Property Use	Land
Transaction Type	Sale

Legal

Deed BookPage	6683/701
Block/Lot	104/105/108/8/8/1
Legal Description	Lot 8, Block 104; Lot 8, Block 105; Lot 1, Block 108, Township Bass River,

Sale Data

Sale Date	12-16-2009
Date Recorded	12-16-2009
Sale Price	$107,210
Cash Equivalent Price	$107,210
Adjusted Price	$107,210

Sale Terms

Seller	Oswego Gun Club, Inc.
Buyer	New Jersey Conservation Foundation
Rights Transferred	Fee Simple - Severed PDCs in 1997
Financing	Cash
Encumberances	None Known
Conditions of Sale	Arms Length

Land Data

Planning District	Pinelands
Proposed Use	Conservation/Preservation
Size	107.210 Acres or 4,670,068 Sq. Ft.
Highest and Best Use	Open Space Recreation/Passive Recreation
Zoning	PA Preservation
Shape	Irregular
Access	Woods Drift Road
Environmental Hazard	None Known
Flood Hazard	Yes

Sale Analysis

Price per Acre	$1,000 (Actual Price) $1,000 (Adjusted Price)
Price per Sq. Ft.	$0.02 (Actual Price) $0.02 (Adjusted Price)

Remarks

Shamong Road is a woods drift road and 20% of the site is wetlands.

Soils consist of:
DocB - Downer loamy sand, 0 to 5 percent
AtsA - Atsion sand, 0 to 2 percent slopes - 10%
LasB - Lakewood sand, 0 to 5 percent slopes
LakB - Lakehurst sand, 0 to 5 percent slopes
MakAt - Manahawkin muck, 0 to 2 percent slopes frequently flooded - 10%

Confirmation

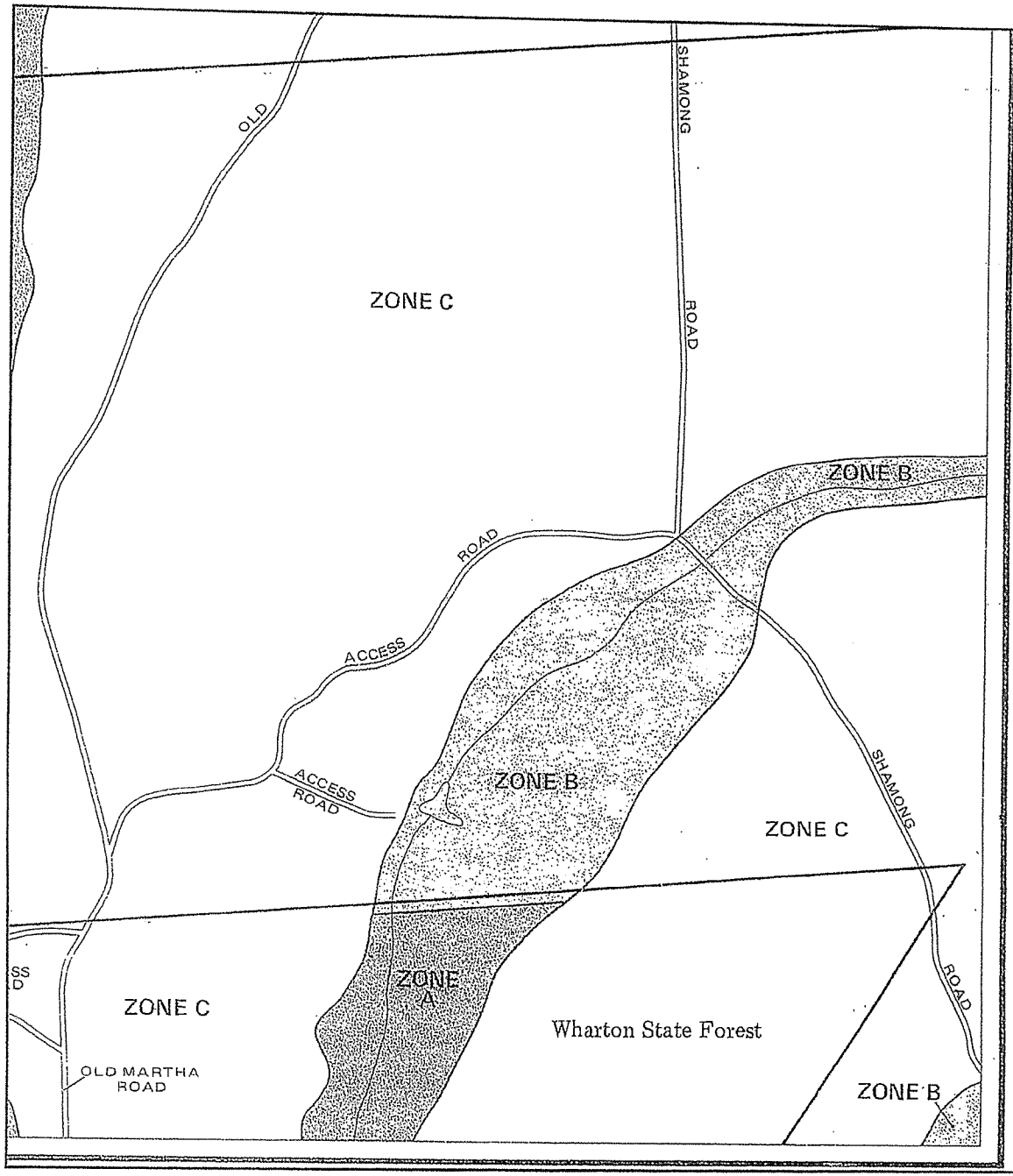
COMP PHOTOGRAPH

Shamong Road, Bass River – taken 8/23/2017

Tax Map

Aerial Map Oswego Gun Club-Bass River

NJ GeoWeb Soils and Wetlands



APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWNSHIP OF
BASS RIVER,
NEW JERSEY
BURLINGTON COUNTY

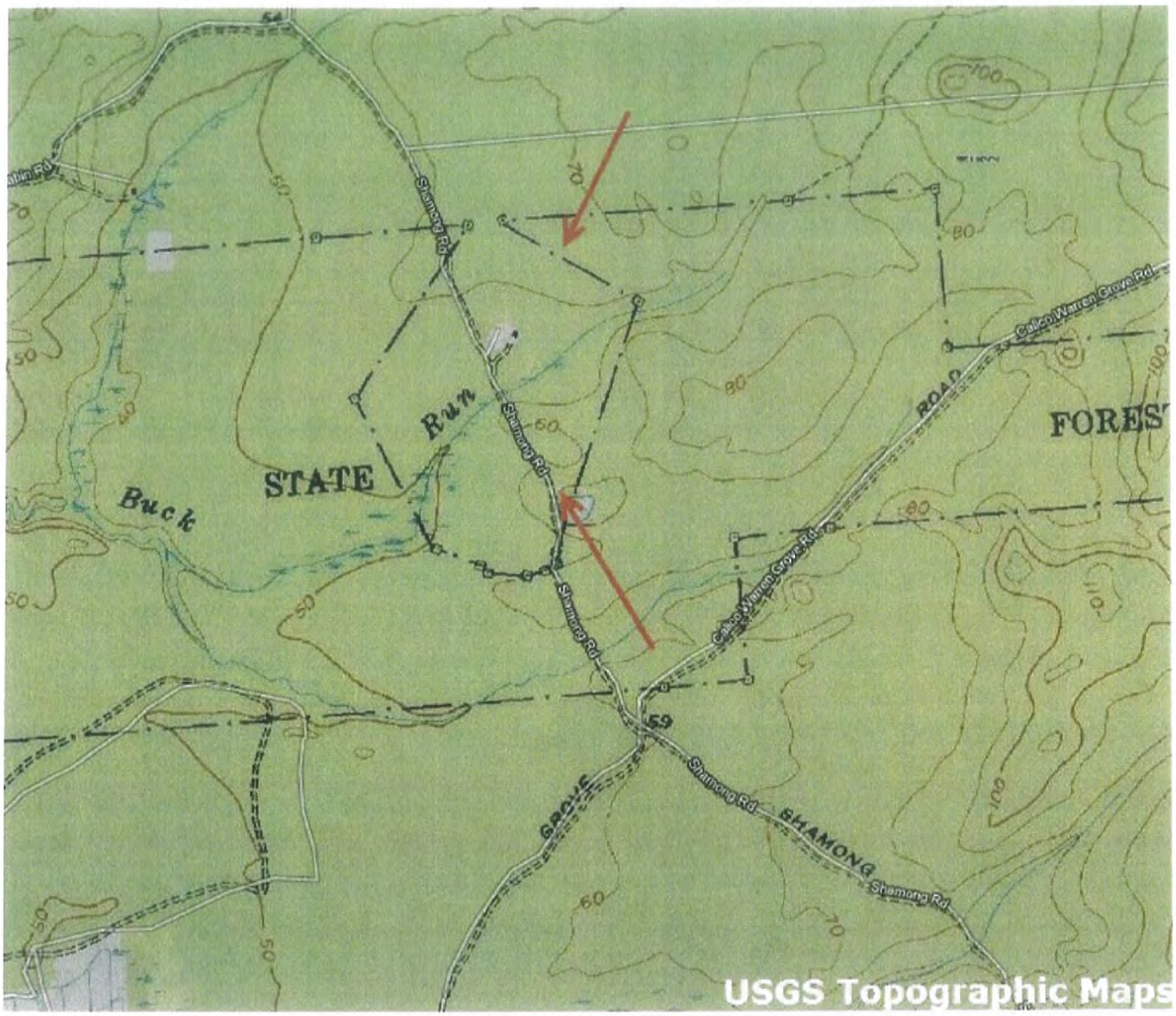
PANEL 10 OF 45
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
340085 0010 B

EFFECTIVE DATE:
APRIL 4, 1983

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Topo Map Oswego Gun Club-Bass River

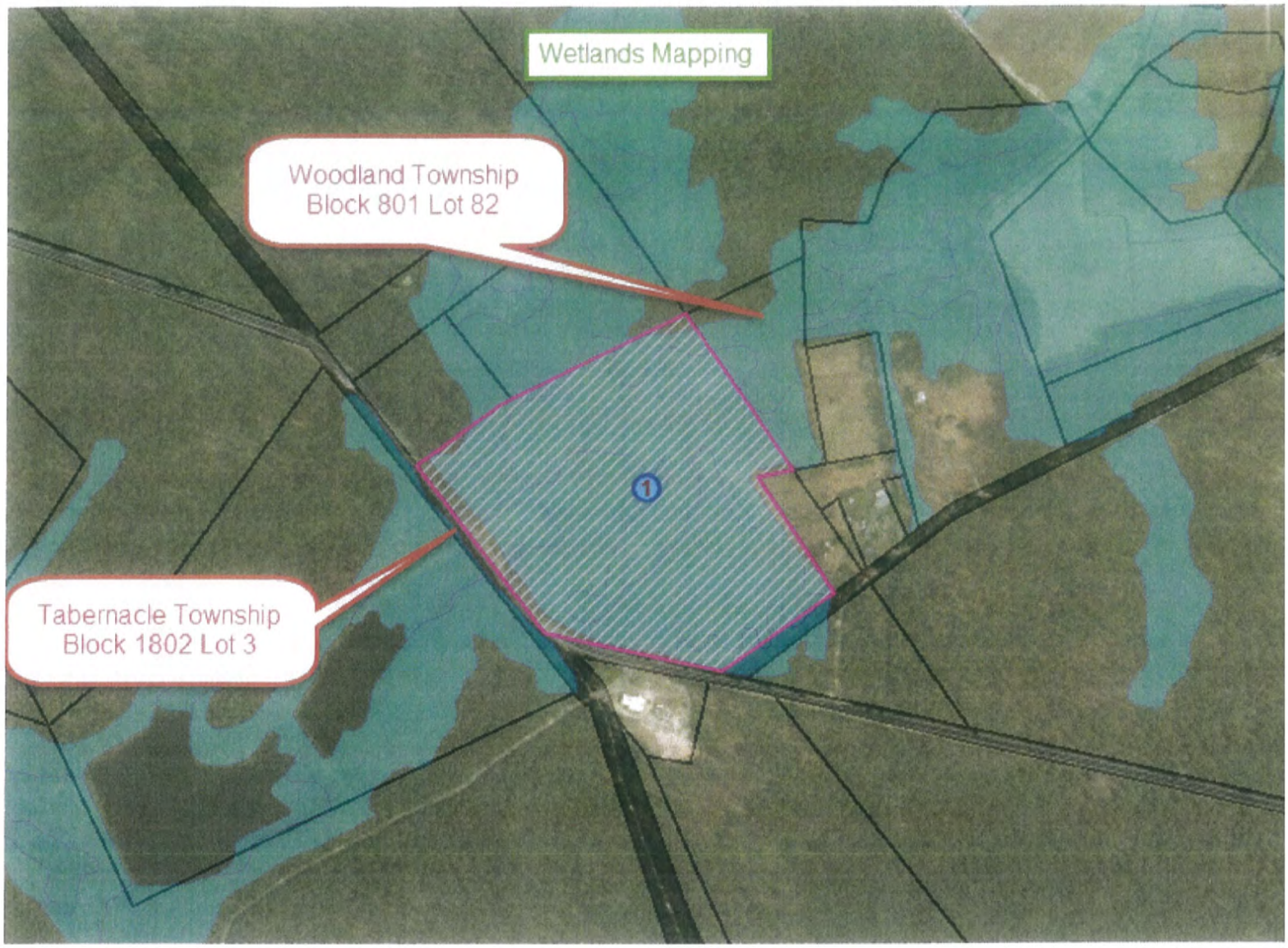
Sale No. 5

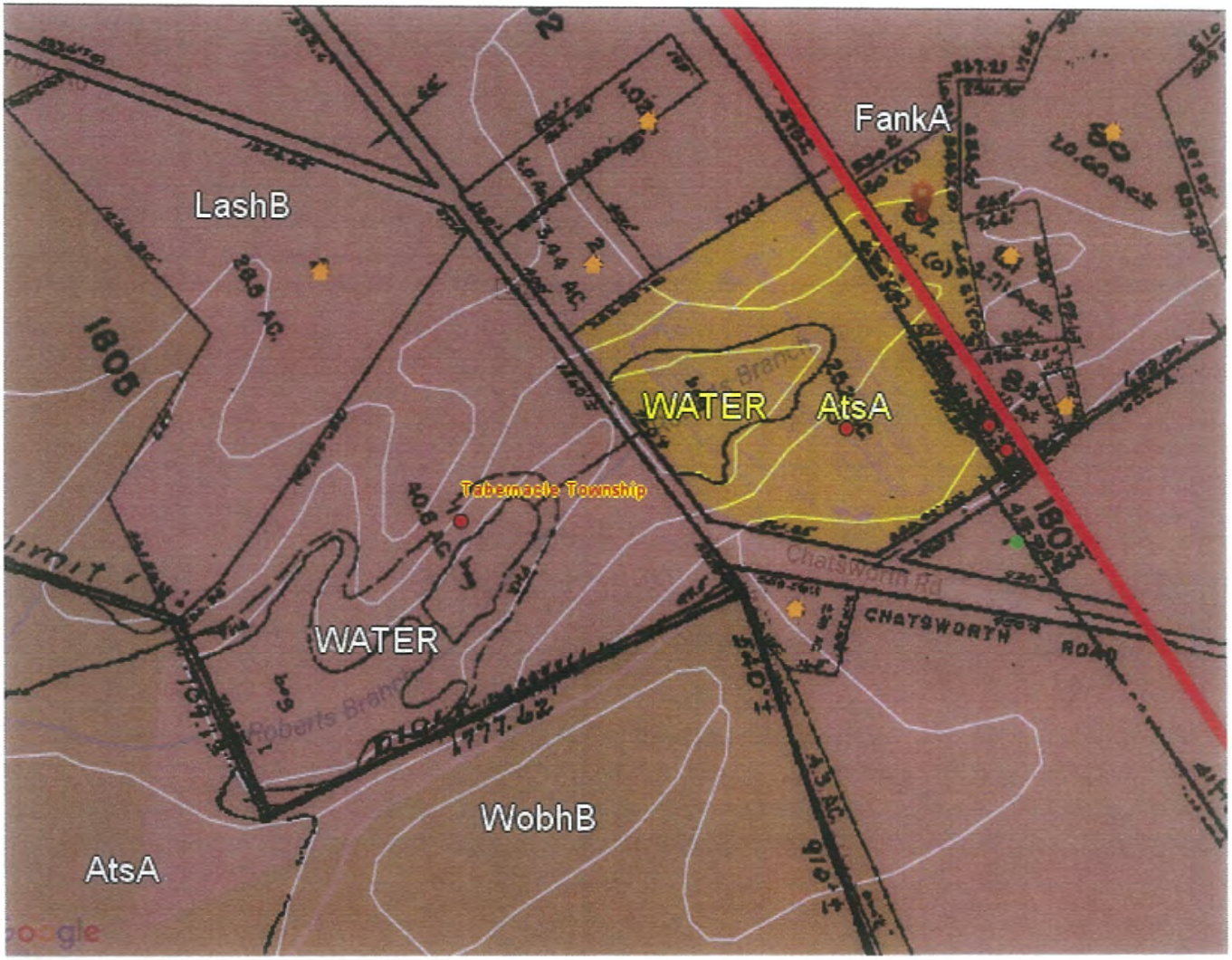
Property Identification	
Record ID	417
Property Address	Chatsworth Road, Tabernacle Twp. & Woodland Twp, Burlington County, NJ 08088
Tax ID	Block 801 Lot 82 Woodland Township Block 1802 Lot 3, Tabernacle Township
Project Name	N/A
Sale Data	
Grantor	Karl E Stein II
Grantee	South Park Hunting Club, Inc/c/o Michael Mazzucco
Sale Date	December 13, 2016
Deed Book/Page	13256/90710
Conditions of Sale	Arm's Length
Financing	Typical Market
MLS #	N/A
Verification	Grantee & Deed
Sale Price	$25,300
Cash Equivalent	$25,350
Adjusted Price	$25,350
Sale Price/Acre	$856
Sale Price/Lot	N/A
Sale History	No prior sales in the last five years.
Land Data	
Zoning	PA and PP Pinelands Preservation Area
Utilities	Electric, septic and well needed
Flood Plain	Zone A and C
Highest and Best Use	Passive Recreation/ Conservation
Access	Chatsworth Road (improved)& White Horse Road (paper)
Easements	None known
Land Size Information	
Land Size	29.60± acres
Front Footage	1,321'± on Chatsworth Rd.in Tabernacle with access to block 801, lot 82 Woodland through Tabernacle lot.
Remarks	Overgrown bog is located on block 1802, lot 3 in Tabernacle. The PDC rights had been severed.

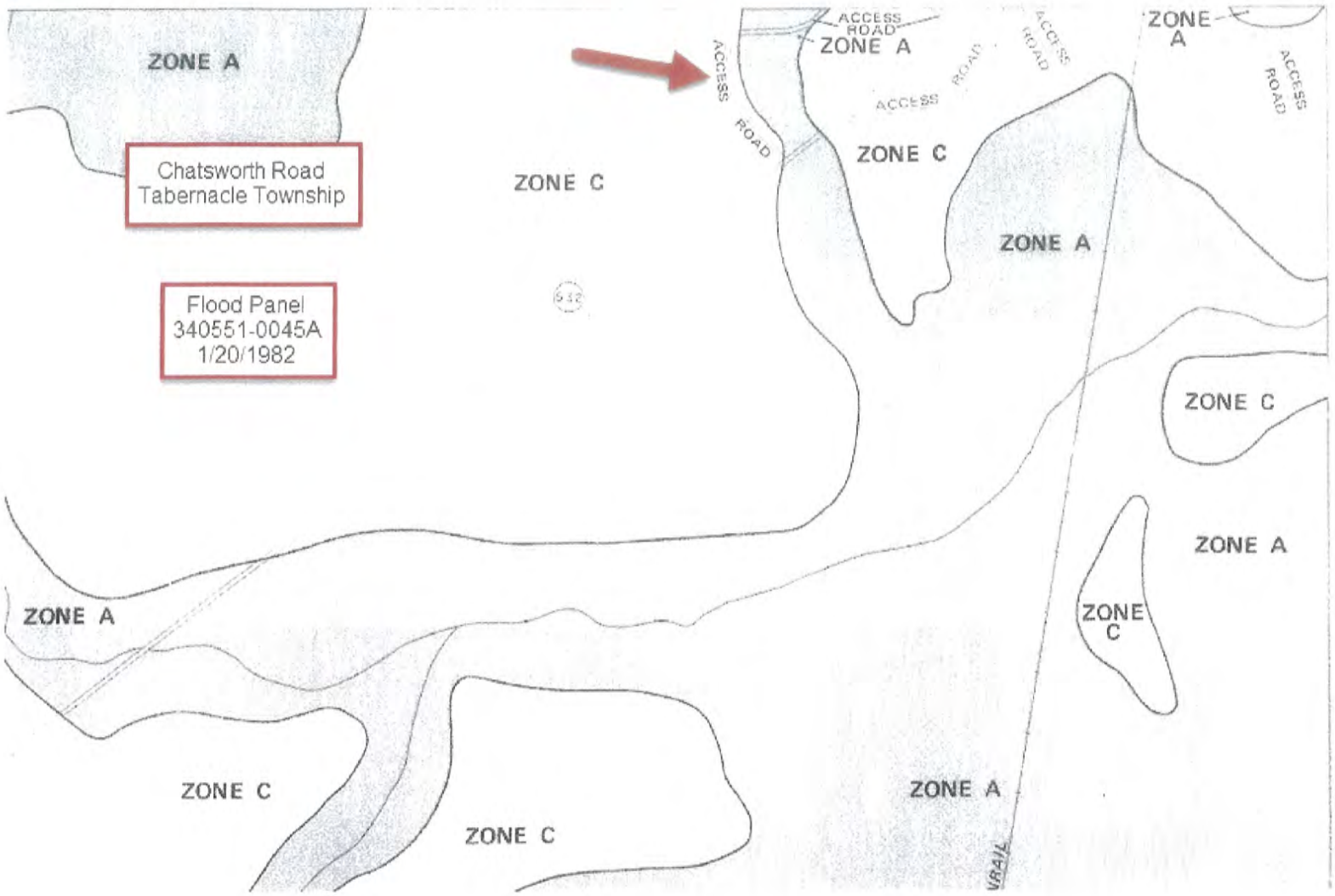
Chatsworth Road, Tabernacle Township – taken 8/23/2017

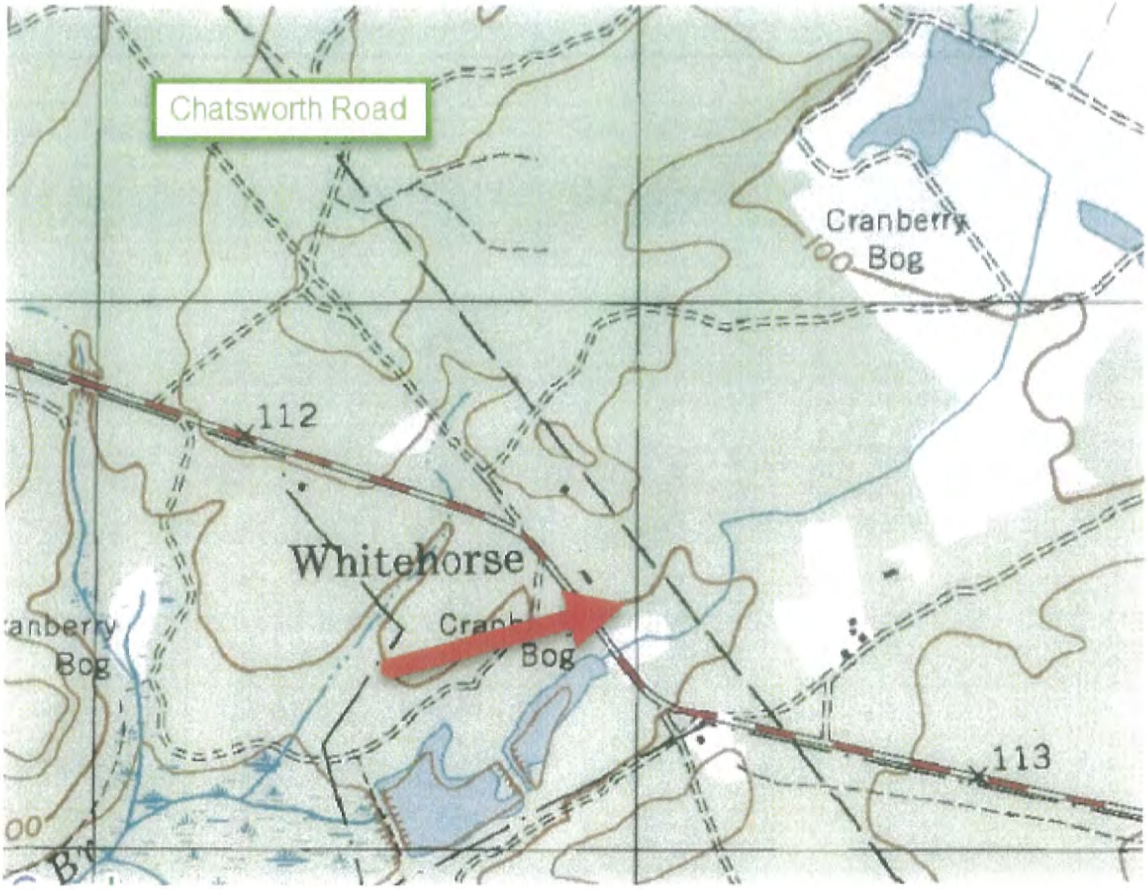
Woodland Township
Block 801 Lot 82
77.01
4.53 Ac.±
79
11.96 Ac±
80
20.60 Ac±
81
2.71 Ac±
82
4.4 Ac. (0)
83
83.01
83.02
WHITE HORSE

Albemarle Township
Block 1802 Lot 2
WHITE HORSE ROAD
1803
4.9 AC.
4
25.2 AC.
3
bog
1.02
02
2
3.44 AC.
CHATSWORTH ROAD
SEE SHEET 22
WHITE HORSE
SPEEDWELL RD.
1
40.8 AC.
bog
2


Wetlands Mapping
Woodland Township
Block 801 Lot 82
1
Tabernacle Township
Block 1802 Lot 3


FankA
LashB
WATER
AtsA
Tabernacle Township
WATER
WobhB
AtsA
Chatsworth Rd
CHATSWORTH ROAD
Roberts Branch
1805
1777.62


ZONE A
Chatsworth Road
Tabernacle Township
Flood Panel
340551-0045A
1/20/1982
ZONE C
ACCESS ROAD
ZONE A
ACCESS ROAD
ACCESS ROAD
ACCESS ROAD
ZONE C
ZONE A
ZONE A
ACCESS ROAD
ZONE C
ZONE A
ZONE A
ZONE C
ZONE C
ZONE C
ZONE A
TRAIL


Chatsworth Road
Cranberry
Bog
100
112
Whitehorse
Cranberry
Bog
113

Pinelands Development Credit Bank
PDC Sales Report
7/1/2016 - 6/20/2017

Certificate Number	Pdc Value	Date Dispatched	First Sale	Pdcs Dispatched	Number of Rights Sold	Private or Public Sale	Total Consideration	Selling Price Per Right
2278	0.75	7/29/2016	Yes	0.25	1	Private	$9,500	$9,500
1585	0.25	8/8/2016	No	0.25	1	Private	$8,500	$8,500
1647	1.50	8/8/2016	No	1.50	6	Private	$51,000	$8,500
2470	0.25	8/8/2016	No	0.25	1	Private	$12,000	$12,000
2471	1.25	8/8/2016	No	1.25	5	Private	$60,000	$12,000
2458	0.25	8/9/2016	No	0.25	1	Private	$8,500	$8,500
2459	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2460	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2461	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2462	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2463	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2464	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2465	0.75	8/9/2016	No	0.75	3	Private	$25,500	$8,500
2468	1.00	8/9/2016	No	1.00	4	Private	$34,000	$8,500
2469	0.75	8/9/2016	No	0.75	3	Private	$25,500	$8,500
2715	0.25	2/27/2017	Yes	0.25	1	Private	$4,500	$4,500
2626	0.25	4/19/2017	Yes	0.25	1	Private	$10,000	$10,000
2687	0.25	4/28/2017	Yes	0.25	1	Private	$8,500	$8,500
2686	1.00	6/14/2017	Yes	1.00	4	Private	$32,000	$8,000
2688	0.25	6/14/2017	Yes	0.25	1	Private	$8,000	$8,000
2705	0.25	6/14/2017	Yes	0.25	1	Private	$8,000	$8,000
Total Rights Sold: 58				**Total Sales:**				**$509,500**
Number of Certificates Sold: 21				**Average Sale Price Per Right:**				**$8,784**

LOCATION MAP ~ FA

Borrower:	File No.: **17-113-.02**	
Property Address: **Cedar Bridge Rd.**	Case No.:	
City: **Barnegat**	State: **NJ**	Zip: **08005**
Lender:		

Sale No. 1

Property Identification	
Record ID	Bar-414
Property Address	Rt. 539 & Warren Grove Rd, Barnegat & Stafford Townships, Ocean County, NJ 08005
Tax ID	Barnegat Twp. - Block 51, Lot 10, Block 50, Lots 5 & 9 Stafford Twp. - Block 2 Lot 9
Project Name	N/A
Sale Data	
Grantor	Railroad Road LLC
Grantee	County of Ocean
Sale Date	December 23, 2014
Deed Book/Page	15974/95
Conditions of Sale	Arm's Length
Financing	Typical Market
Verification	Grantee/Deed
Sale Price	$1,250,000
Cash Equivalent	$1,250,000
Adjusted Price	$1,250,000
Sale Price/Acre	$7,838
Sale Price/Lot	$125,000/potential 10 lots on existing roads
Sale History	No prior sales in the prior five years.
Land Data	
Zoning	PF- Preservation Forest Pinelands – Barnegat PA- Preservation Area – Barnegat FA – Forest Area - Stafford
Utilities	Electric, septic and well needed
Flood Plain	Zone X & A
Highest and Best Use	PA zone – Passive Recreation/ Conservation Forest zones – Clustered 10 one acre single family sites
Access	Route 539 & Warren Grove Road
Easements	Road widening easement along Route 539
Land Size Information	
Land Size	269.49± acres – Total - 117± acres (43%) wetlands 127.88± acres – Preservation Area 141.61± acres – Forest Area
Front Footage	3,500'± on both sides of Route 539 and 1,866'± on west side of Warren Grove Rd.

Remarks

The .25 PDC credits were severed 6/25/2007 – Deed 13736/214. The property can accommodate the mandatory clustering to 1 acre lots outside wetlands and buffers on Warren Grove Road, with minor variances for site widths in Barnegat and lot size in Stafford.

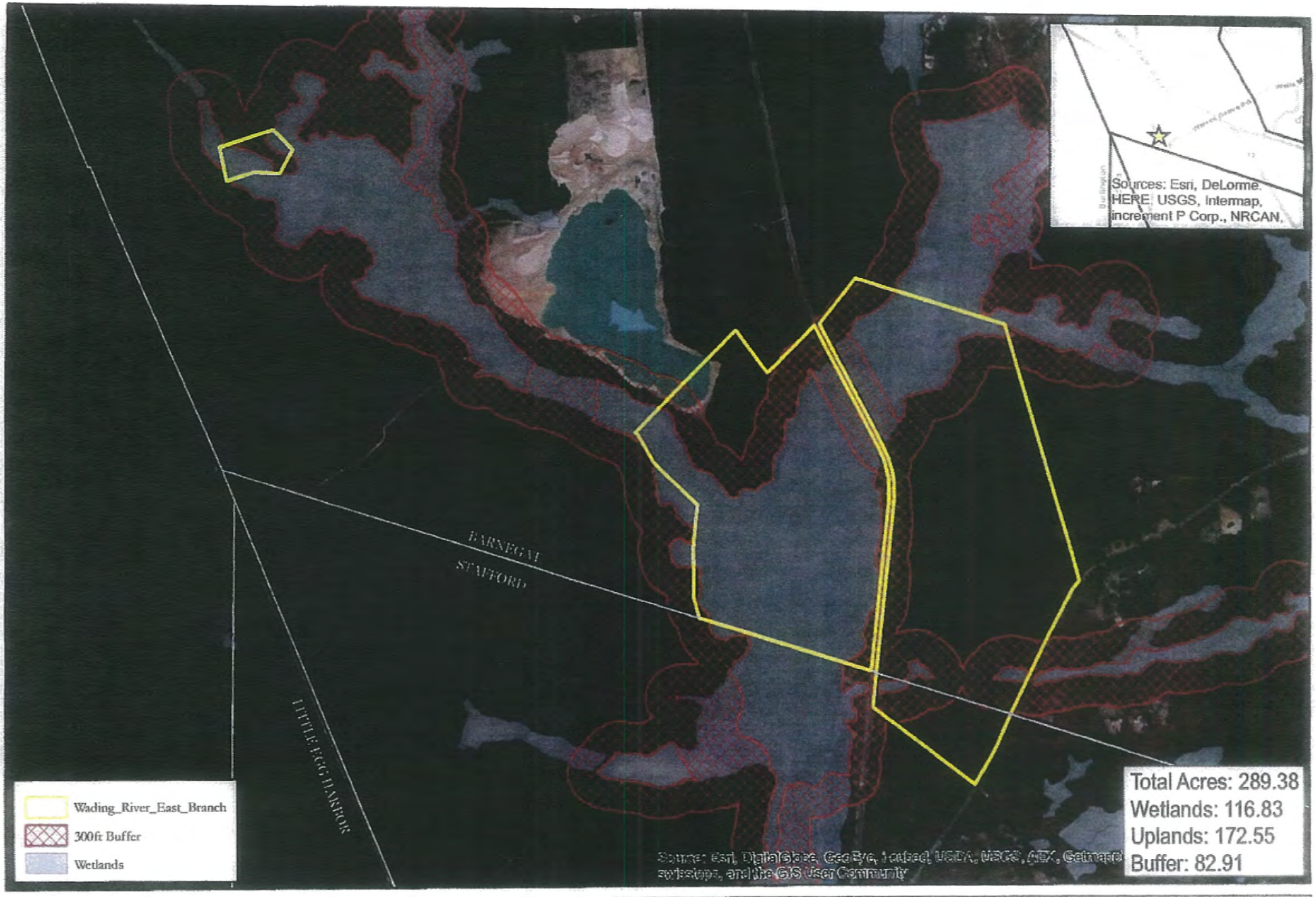
Comp Photograph

Route 539, Barnegat Township-Taken 7/19/2017 by Robert Kirwan

Tax Maps

Barnegat Township Tax Block 50 Lots 5 & 9, Block 51 Lot 10

Stafford Township Tax Block 2 Lot 6



OCEAN COUNTY NEW JERSEY

WADING RIVER EAST BRANCH
BLOCKS:50;51/2 LOTS:5,9;10/6
BARNEGAT & STAFFORD TOWNSHIPS

0 625 1,250 2,500 Feet

Creator: Ocean County Department of Planning GIS
Name: Michael Georgalas
Date: 03/26/2014
Contact: (732) 929-2054

N W E S

OTES:

on is referenced to:

following plans.

"BOUNDARY SURVEY, EASTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 10 & PART OF LOT 3, & 4 BLOCK: 51 TOWNSHIP OF BARNEGAT, LOT: 6 BLOCK: 2 TOWNSHIP OF STAFFORD, SITUATE: COUNTY OF OCEAN, NEW JERSEY" prepared by JTS Engineers and Land Surveyors, Inc. dated January 18, 2000 and last revised January 30, 2006.

"BOUNDARY SURVEY, WESTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 5 BLOCK: 50 PLATE: 1 TOWNSHIP OF BARNEGAT, SITUATE: COUNTY OF OCEAN, NEW JERSEY" prepared by JTS Engineers and Land Surveyors, Inc. dated October 15, 2005.

"LOT 12, BLOCK 46, LOT 6, BLOCK 50, BARNEGAT TOWNSHIP, OCEAN COUNTY, N.J., STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long Engineering & Surveying Company, dated August 31, 1988

: 13092, Page 868.

nmitment for Title Insurance, File No. AT-56170, issued by Allstate Title Agency, LLC on July 2014.

negat Township Tax Map Sheet No. 8 & 10.

fford Township Tax Map Sheet No. 1 & 2.

actual field survey performed on the ground by DW Smith Associates, LLC personnel on ember 7, 2014.

round improvements and/or underground encroachments, if any, are not shown hereon.

operty has not been reviewed for any State of New Jersey Tideland Claims that may ser this property.

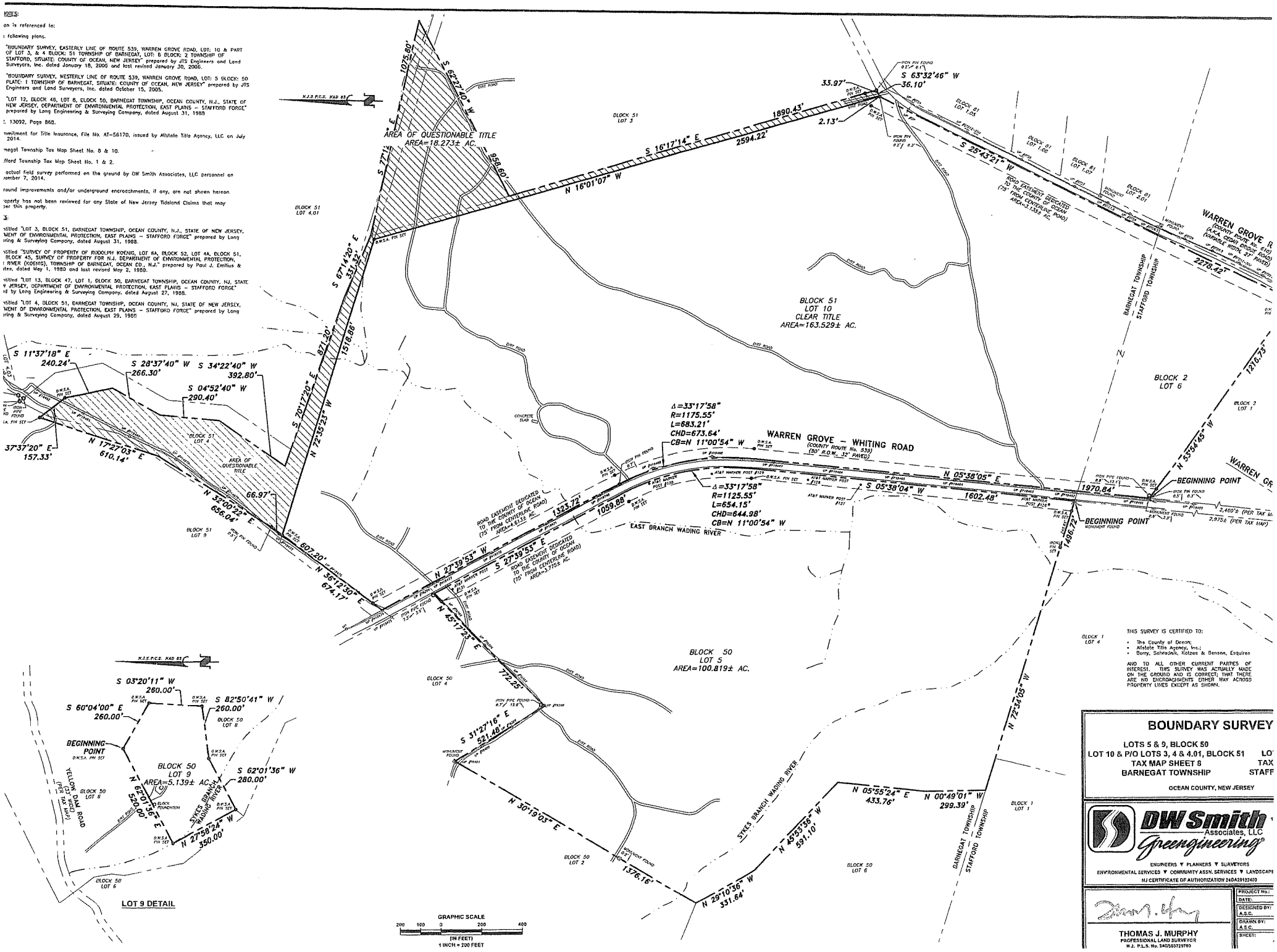
S:

itled "LOT 3, BLOCK 51, BARNEGAT TOWNSHIP, OCEAN COUNTY, N.J., STATE OF NEW JERSEY, MENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long ring & Surveying Company, dated August 31, 1988.

itled "SURVEY OF PROPERTY OF RUDOLPH KOENIG, LOT 6A, BLOCK 52, LOT 4A, BLOCK 51, BLOCK 45, SURVEY OF PROPERTY FOR N.J. DEPARTMENT OF ENVIRONMENTAL PROTECTION, RIVER (KOENIG), TOWNSHIP OF BARNEGAT, OCEAN CO., N.J." prepared by Paul J. Emilius & ates, dated May 1, 1980 and last revised May 2, 1980.

itled "LOT 13, BLOCK 47, LOT 1, BLOCK 50, BARNEGAT TOWNSHIP, OCEAN COUNTY, NJ, STATE W JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" d by Long Engineering & Surveying Company. dated August 27, 1988.

itled "LOT 4, BLOCK 51, BARNEGAT TOWNSHIP, OCEAN COUNTY, NJ, STATE OF NEW JERSEY, MENT OF ENVIRONMENTAL PROTECTION, EAST PLAINS – STAFFORD FORGE" prepared by Long ring & Surveying Company, dated August 29, 1988



THIS SURVEY IS CERTIFIED TO:

- The County of Ocean;
- Allstate Title Agency, Inc.;
- Berry, Sahradnik, Kotzas & Benson, Esquires

AND TO ALL OTHER CURRENT PARTIES OF INTEREST. THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT; THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

BOUNDARY SURVEY

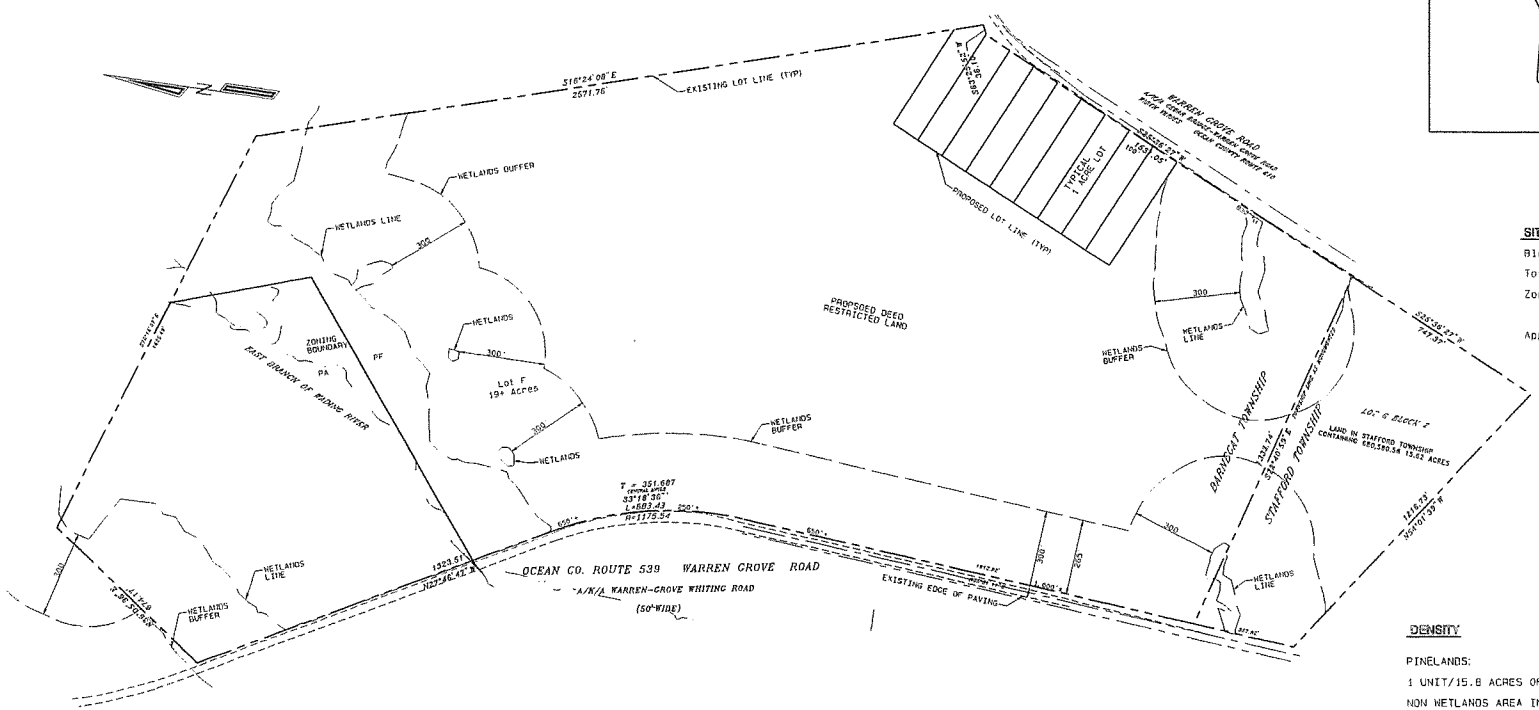
LOTS 5 & 9, BLOCK 50
LOT 10 & P/O LOTS 3, 4 & 4.01, BLOCK 51
TAX MAP SHEET 8
BARNEGAT TOWNSHIP

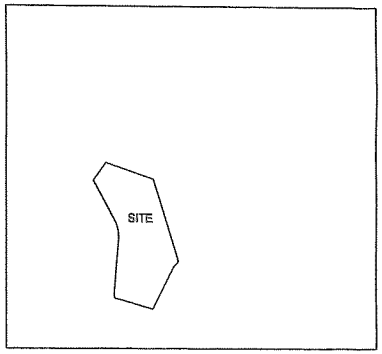
OCEAN COUNTY, NEW JERSEY

DW Smith Associates, LLC
Greengineering
ENGINEERS ▼ PLANNERS ▼ SURVEYORS
ENVIRONMENTAL SERVICES ▼ COMMUNITY ASSN. SERVICES ▼ LANDSCAPE
NJ CERTIFICATE OF AUTHORIZATION 24GA28192400

THOMAS J. MURPHY
PROFESSIONAL LAND SURVEYOR
N.J. P.L.S. No. 24GS03729700

PROJECT No.:
DATE:
DESIGNED BY: A.S.C.
DRAWN BY: A.S.C.
SHEET:





KEY MAP

SCALE: 1"= 2000'

SITE DATA

Block and Lot: Block 51, Lot 10

Total Area: 150.77 Acres

Zoning: PA - Preserved Area
PF - Preserved Forest Pinelands

Applicant/Owner: Railroad Road, LLC
112 Haddontowne Court
Suite 101
Cherry Hill, NJ 08034
(856) 354-8330

DENSITY

PINELANDS:

1 UNIT/15.8 ACRES OF NON WETLANDS

NON WETLANDS AREA IN PF ZONE = 115 ACRES

ALLOWABLE DENSITY = 115 ACRES/15.8 ACRES/UNIT = 7.28 UNITS

DENSITY BONUS = 25%

ALLOWABLE DENSITY = 9 UNITS

BARNEGAT:

1 UNIT/17 ACRES OF LAND

LAND AREA IN PF ZONE = 124 ACRES

ALLOWABLE DENSITY = 124 ACRES/17 ACRES/UNIT = 7.29 UNITS

DENSITY BONUS = 25% *

ALLOWABLE DENSITY = 9 UNITS

NOTES:

1. Boundary and Wetlands information taken from plan entitled "BOUNDARY SURVEY, EASTERLY LINE OF ROUTE 539, WARREN GROVE ROAD, LOT: 10 & PART OF LOT 3 & 4 BLOCK: 51, TOWNSHIP OF BARNEGAT, LOT: 6, BLOCK: 2, TOWNSHIP OF STAFFORD, SITUATE COUNTY OF OCEAN, NEW JERSEY", prepared by JTS Engineers and Land Surveyors, Inc., James T. Sapio, PLS, NJ License No. 17780, dated 01/18/06, last revised 12/18/08.
2. 9 - One Acre Single Family lots are proposed.
3. The remaining lands are to be permanently deed restricted to prohibit future development.
4. Not all wetlands within 300 feet of the property have been mapped on this Subdivision Plan.

GRAPHIC SCALE 1"=200

0 200 400 600

REVISIONS	CHK	REVISIONS	CHK
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

Edmond C. Speitel
Professional Engineer
N.J. License No. 27055
Date

SPEITEL AND SPEITEL, INC.
STRATEGIC PLANNERS, CIVIL ENGINEERS, AND ENVIRONMENTAL PERMIT CONSULTANTS
2 EASTWICK DRIVE SUITE 102 GIBBSBORO, NEW JERSEY 08026

BLOCK 51, LOT 10
SITUATE
BARNEGAT TOWNSHIP
OCEAN COUNTY
NEW JERSEY

SUBDIVISION PLAN

CHECK:
CONTRACT: 1675
DATE: 9/12/12
SCALE: 1"= 200'
REVISION: 0
SHEET: 1

Soil Map—Ocean County, New Jersey
(Barnegat Twp. Blk. 50 Lots 5 & 9 Blk. 51 Lot 10 Stafford Twp. Blk 2 Lot 6)

Map Scale: 1:9,890 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 100 200 400 600

Feet: 0 450 900 1800 2700

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ocean County, New Jersey
Survey Area Data: Version 14, Sep 28, 2016

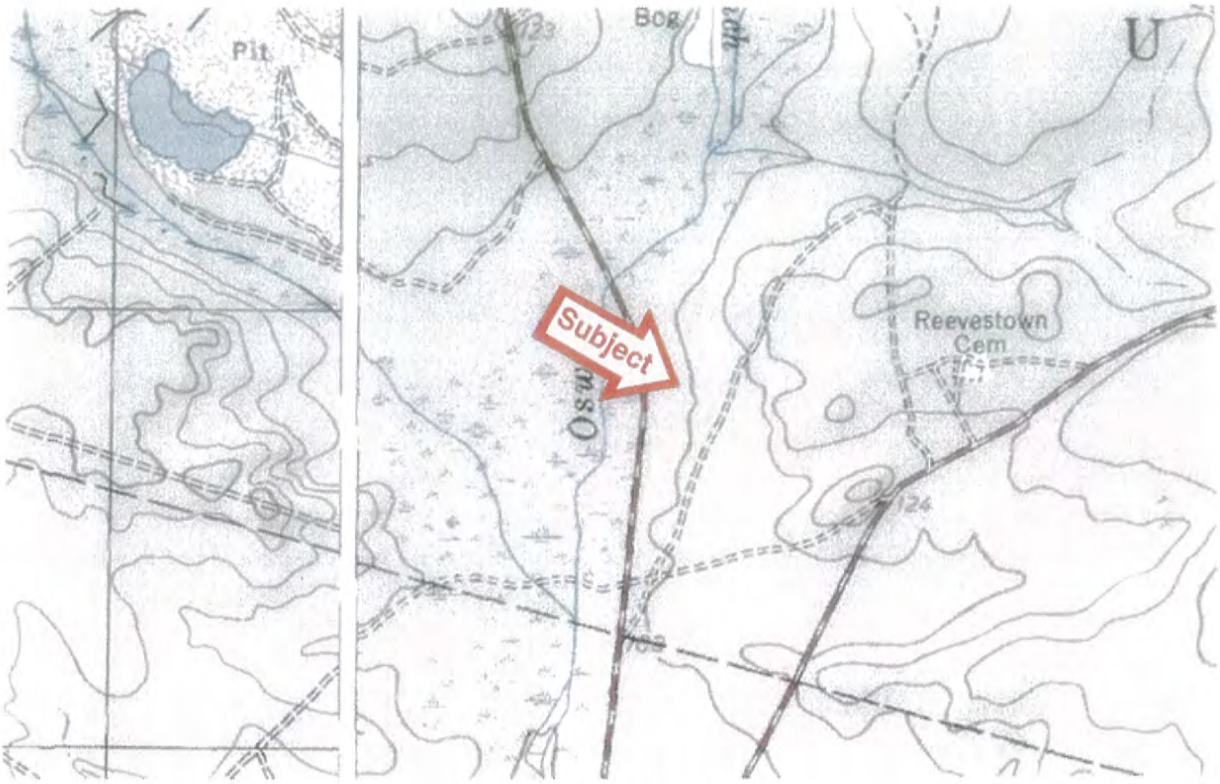
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 25, 2011—Mar 26, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Ocean County, New Jersey (NJ029)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	7.4	2.6%
DocBO	Downer loamy sand, 0 to 5 percent slopes, Northern Tidewater Area	62.7	22.2%
DoeAO	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	52.4	18.6%
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	39.3	13.9%
EveB	Evesboro sand, 0 to 5 percent slopes	0.5	0.2%
LakB	Lakehurst sand, 0 to 5 percent slopes	2.9	1.0%
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	106.7	37.8%
MumA	Mullica sandy loam, 0 to 2 percent slopes	9.0	3.2%
WobB	Woodmansie sand, 0 to 5 percent slopes	1.0	0.4%
Totals for Area of Interest		**282.0**	**100.0%**



Topography Map
Tract 1 – Block 50, Lot 5; Tract 3 – Block 51, Lot 10 – Barnegat Township
Tract 4 – Block 2, Lot 6 – Stafford Township

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0390F

FIRM

FLOOD INSURANCE RATE MAP

OCEAN COUNTY,
NEW JERSEY
(ALL JURISDICTIONS)

PANEL 390 OF 611

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BARNEGAT, TOWNSHIP OF	340396	0390	F
OCEAN, TOWNSHIP OF	340519	0390	F
SEASIDE PARK, TOWNSHIP OF	340528	0390	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
34029C0390F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Sale No. 2

Property Identification

Record ID	120
Property Address	320 & 340 Warren Grove Road, Barnegat, Ocean, NJ
Tax ID	Block 54, Lots 6.04 & 6.05

Sale Data

Grantor	Walter W. Deetz
Grantee	Joseph Odoardo
Sale Date	December 23, 2014
Deed Book/Page	15978/1494
Conditions of Sale	Arm's Length
Financing	Typical Market
MLS #	Lot 6.05 (aka 320 Warren Grove Rd.) - #21325875 Lot 6.04 (aka 340 Warren Grove Rd.) - #21325878
Days on Market	502
Contract Date	12/10/2014
Verification	Broker/Deed
Sale Price	$255,000 (both lots)
Cash Equivalent	$255,000
Adjusted Price	$255,000
Sale History	N/A

Land Data

Zoning	PF Preserved Forest Zone (17 acre minimum)
Utilities	Electric, telephone, septic and well
Flood Plain	No
Highest and Best Use	Single Family development
Access	2 lane County road
Easements	See below comments

Land Size Information

Land Size	42.280 acres or 1,841,717 sq. ft.
Front Footage	2,126'

Remarks

Both lots were listed in MLS as buildable single family sites with Pinelands Commission approval. Both lots had conservation easements for threatened and endangered species with developable area limited to 1 acre area.

COMP PHOTOGRAPH

320 & 340 Warren Grove Road, Barnegat – taken 3/10/2015 by Robert Kirwan

Tax Map

Barnegat Township Tax Block 54 Lots 6.04 and 6.05

320 Warren Grove Road, Barnegat

Wetlands

Results

1 Municipal Code: 1501, Block: 54, Lot: 6.05, Owner: DEETZ, WALTER W % WILLIAM DEETZ

Legend

GeoWeb

Wetlands (2012)

Parcels Data (Block and Lot)

Roads NJ (Centerlines) (1:4999 to 1:999 scale)

Counties

Mid-Atlantic States

New Jersey

Other Mid-Atlantic States

Map Printed On {2016-06-23 16:23}

340 Warren Grove Road, Barnegat

Wetlands

Results

1 Municipal Code: 1501, Block: 54, Lot: 6.04, Owner: DEETZ, WALTER W % WILLIAM DEETZ

Legend

GeoWeb
Wetlands (2012)
Parcels Data (Block and Lot)
Roads NJ (Centerlines) (1:4999 to 1:999 scale)
Counties
Mid-Atlantic States
New Jersey
Other Mid-Atlantic States

Comments Deed includes Block 54 Lots 6.04 and 6.05

Map Printed On {2016-06-23 16:35}

320 Warren Grove Road, Barnegat

Soils

Results

1 Municipal Code: 1501, Block: 54, Lot: 6.05, Owner: DEETZ, WALTER W % WILLIAM DEETZ

Legend

GeoWeb
- Soils (SSURGO)
- Parcels Data (Block and Lot)
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
- Counties

Mid-Atlantic States
- New Jersey
- Other Mid-Atlantic States

Map Printed On {2016-06-23 16:26}

340 Warren Grove Road, Barnegat

Soils

Results

1 Municipal Code: 1501, Block: 54, Lot: 6.04, Owner: DEETZ, WALTER W % WILLIAM DEETZ

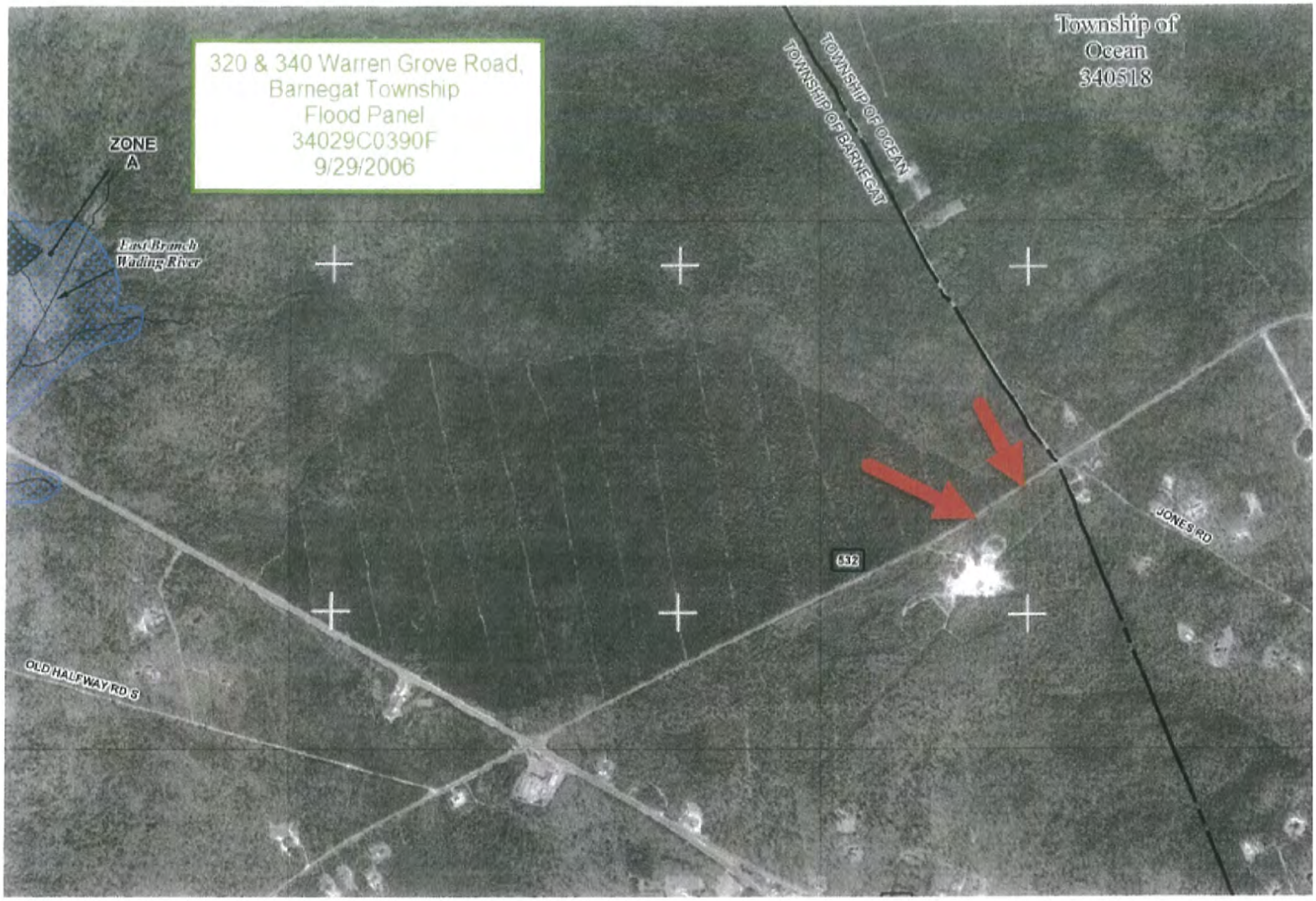
Legend

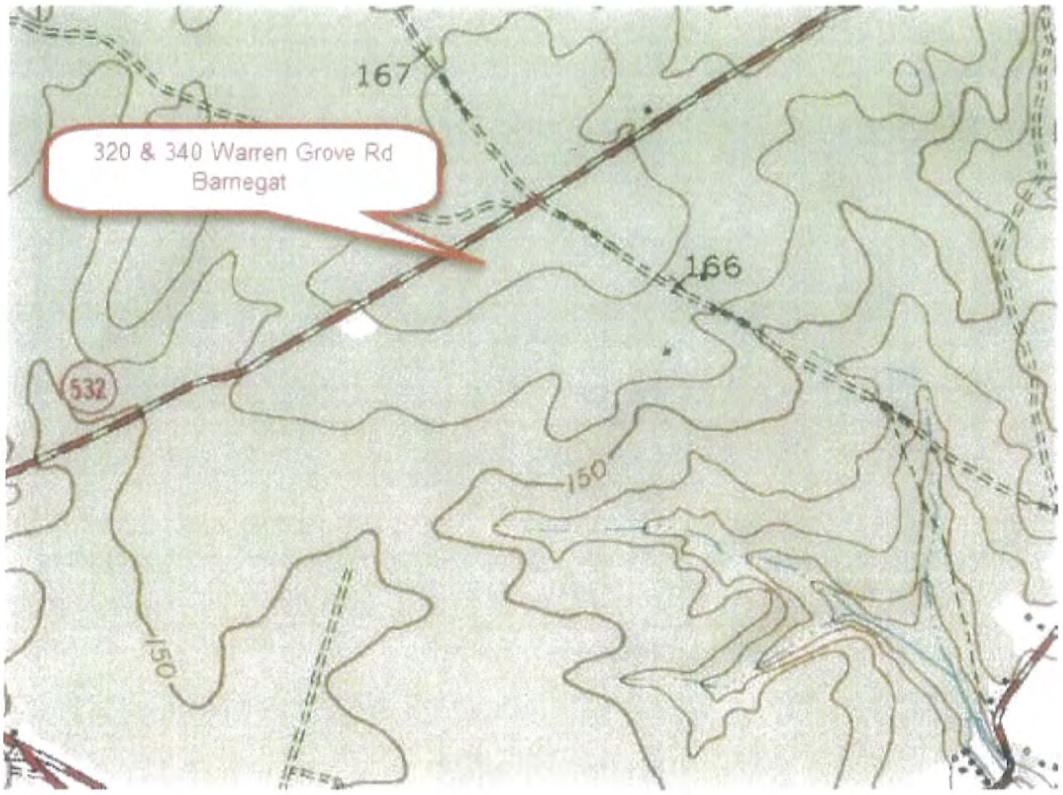
GeoWeb
- Soils (SSURGO)
- Parcels Data (Block and Lot)
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
- Counties

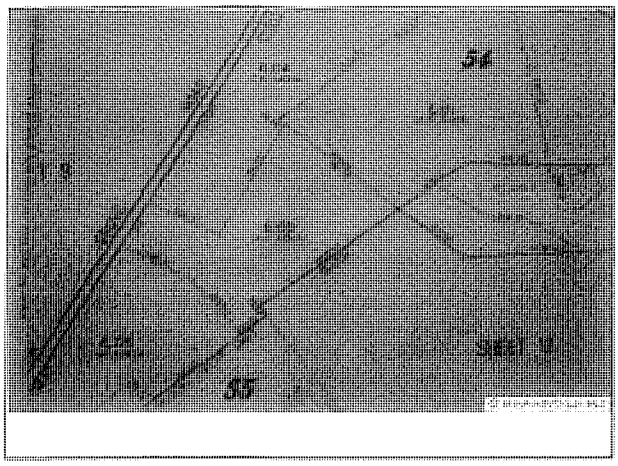
Mid-Atlantic States
- New Jersey
- Other Mid-Atlantic States

Comments Deed includes Block 54 Lots 6.04 and 6.05

Map Printed On {2016-06-23 16:33}


320 & 340 Warren Grove Road,
Barnegat Township
Flood Panel
34029C0390F
9/29/2006
ZONE
A
East Branch
Wading River
TOWNSHIP OF OCEAN
TOWNSHIP OF BARNEGAT
Township of
Ocean
340518
532
JONES RD
OLD HALF WAY RD S


320 & 340 Warren Grove Rd
Barnegat
167
166
532
150
150



Status:	Closed 12/29/2014	**% Bldg Coverage:**	
Property Sub-Type:	Residential Land	**Acreage:**	19.47
County:	Ocean	**Farm**	No
Municipality:	Barnegat (BAR)	**Assessed:**	
Area/Section:	Barnegat Twp	**For Lease:**	No
Complex/Subdivision:	Barnegat	**Lot Dimensions:**	IRREGULAR
Elementary School:		**Zoning:**	Residential
Middle School:		**Min Lot Area (Zoning):**	
High School:		**Min Lot Ftg (Zoning):**	
Other Elementary:		**Minimum Bldg Sz (SqFt):**	
Other High:		**Minimum Lots P/Acre:**	
		Property Type:	Land/Lots
		Waterfront:	No
		Waterview:	No
		Directions:	Garden State Parkway South exit 69, Left onto Rt. 532, 5 miles, property on left past Jones Rd.

A Really Nice Piece Of Property On Warren Grove Road! Close To GSP Exit 69! Seclude Yourself In Privacy Yet Located Closed To Major Roads And Shopping/Beac Property Has Pinelands Approval For 1 Single Family Home! 19.47 Total Acres! Buildable Lot! Septic & Well Required. Lot Is Not Sub-Dividable. OWNER FINANCIN AVAILABLE TO QUALIFIED BUYER!

Asmnt - Improvements:	**Asmnt - Total:**	**Special Assessment:**	**Tax Year:**
Asmnt - Land:	**Deed Restricted:**		**Taxes:**

Electric: At Street
Gas: No Gas
Location: Rural
Lot Description: Irregular Lot; Wooded
Out Buildings: None

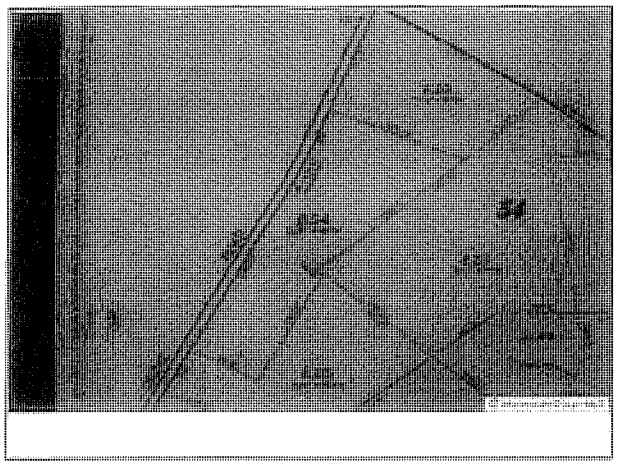
Financing:
Water/Sewer: Septic - Needed; Well - Needed

Days On Market: 502

DUC:
Sold Price: 127,500
Sold Date: 12/29/2014

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Robert W Kirwan on Friday, June 24, 2016 9:26 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

21325878 Land/Lots **340 Warren Grove Rd, Barnegat, NJ 08005** **LP:$149,8(**



Status:	Closed 12/29/2014	**% Bldg Coverage:**	
Property Sub-Type:	Residential Land	**Acreage:**	22.81
County:	Ocean	**Farm Assessed:**	No
Municipality:	Barnegat (BAR)	**For Lease:**	No
Area/Section:	Barnegat Twp	**Lot Dimensions:**	IRREGULAR
Complex/Subdivision:	Barnegat	**Zoning:**	Residential
Elementary School:		**Min Lot Area (Zoning):**	
Middle School:		**Min Lot Ftg (Zoning):**	
High School:		**Minimum Bldg Sz (SqFt):**	
Other Elementary:		**Minimum Lots P/Acre:**	
Other High:		**Property Type:**	Land/Lots
		Waterfront:	No
		Waterview:	No
		Directions:	Garden State Parkway to exi 69, west 5 miles property on the left past Jones Rd.

A Really Nice Piece Of Property On Warren Grove Road! Close To GSP Exit 69! Seclude Yourself In Privacy Yet Located Closed To Major Roads And Shopping/Bea Property Has Pinelands Approval For 1 Single Family Home! 22.81 Total Acres! Buildable Lot! Septic & Well Required. Lot Is Not Sub-Dividable. OWNER FINANCIN AVAILABLE TO QUALIFIED BUYER!

Asmnt - Improvements:		**Asmnt - Total:**	157,992	**Special Assessment:**		**Tax Year:**	2012
Asmnt - Land:	157,992	**Deed Restricted:**				**Taxes:**	3,438

Electric: At Street
Gas: No Gas
Lot Description: Irregular Lot; Wooded
Out Buildings: None

Financing:
Water/Sewer: Septic - Needed; Well - Needed

Days On Market: 502

DUC:
Sold Price: 127,500
Sold Date: 12/29/2014

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Robert W Kirwan on Friday, June 24, 2016 9:26 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Sale No. 3

Property Identification	
Record ID	Bar-413
Property Address	West Bay Avenue, Barnegat & Ocean Townships, Ocean County, NJ 08005
Tax ID	Barnegat Twp. – Numerous blocks & lots Ocean Twp. - Numerous blocks & lots
Project Name	Ocean Heights – paper subdivision of 25'x100' lots
Sale Data	
Grantor	Lynette Land Co. Inc. & Stephen Keller
Grantee	County of Ocean
Sale Date	February 15, 2017
Deed Book/Page	16669/1595
Conditions of Sale	Arm's Length
Financing	Typical Market
Verification	Grantee/Deed
Sale Price	$635,000
Cash Equivalent	$635,000
Adjusted Price	$635,000
Sale Price/Acre	$7,149
Sale Price/Lot	$211,667/potential 3 lots on existing roads
Sale History	No prior sales in the prior five years.
Land Data	
Zoning	PF- Preservation Forest Pinelands – Barnegat RLAC- Residential Low/Adult Community – Barnegat Township F0 – Forest Area – Ocean Township
Utilities	Electric, septic and well needed
Flood Plain	Zone X
Highest and Best Use	3 single family lots on improved road frontage & passive recreation rear Ocean Twp. acreage
Access	West Bay Ave – County 2 lane moderate traffic roadway
Easements	None known
Land Size Information	
Land Size	88.82± acres (excluding paper streets) – Total - (5%) wetlands
Front Footage	1,500'± on improve West Bay Ave. + paper streets

Remarks

The majority of the subject acreage is located in the Ocean Heights subdivision situated in two Townships, consisting of 1,500± 2,500 s.f. sites that are clustered in blocks separated by paper streets.

Comp Photograph

West Bay Avenue, Barnegat Township-Taken 6/18/2016 by Robert Kirwan

18.07
17.71
WATER
2.79 Ac.
Ocean Township
Barnegat Township
W Bay Ave
W Bay Ave
W Bay Ave

Pancoast Road Link

BARNEGAT AND OCEAN TOWNSHIPS, OCEAN COUNTY, NEW JERSEY

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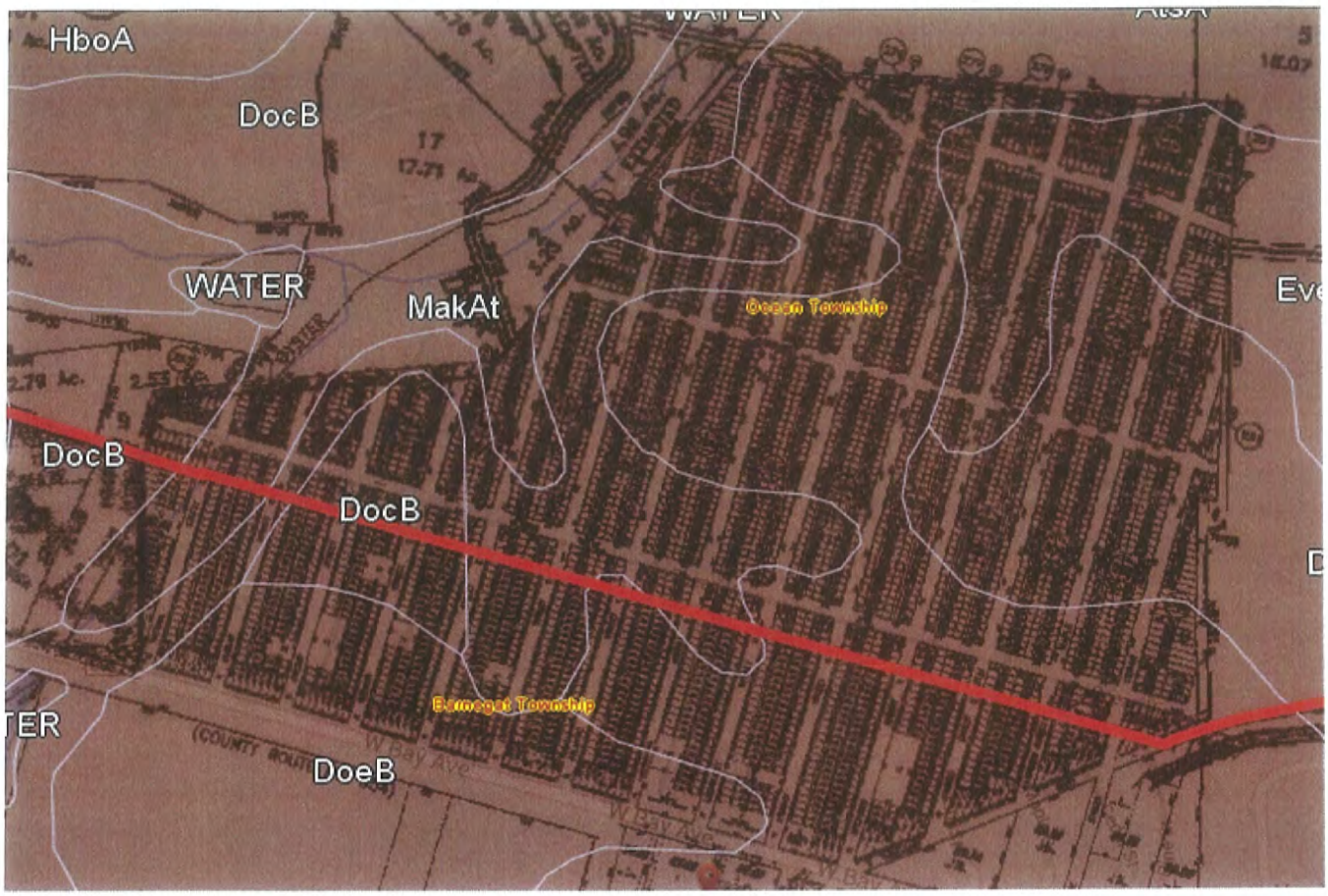
THE TRUST FOR PUBLIC LAND


HboA
DocB
WATER
MakAt
Ocean Township
DocB
DocB
Eatontown Township
DoeB

FEMA's National Flood Hazard Layer (Official)

NFHL (click to expand)

LOMRs
- Effective

LOMAs

FIRM Panels

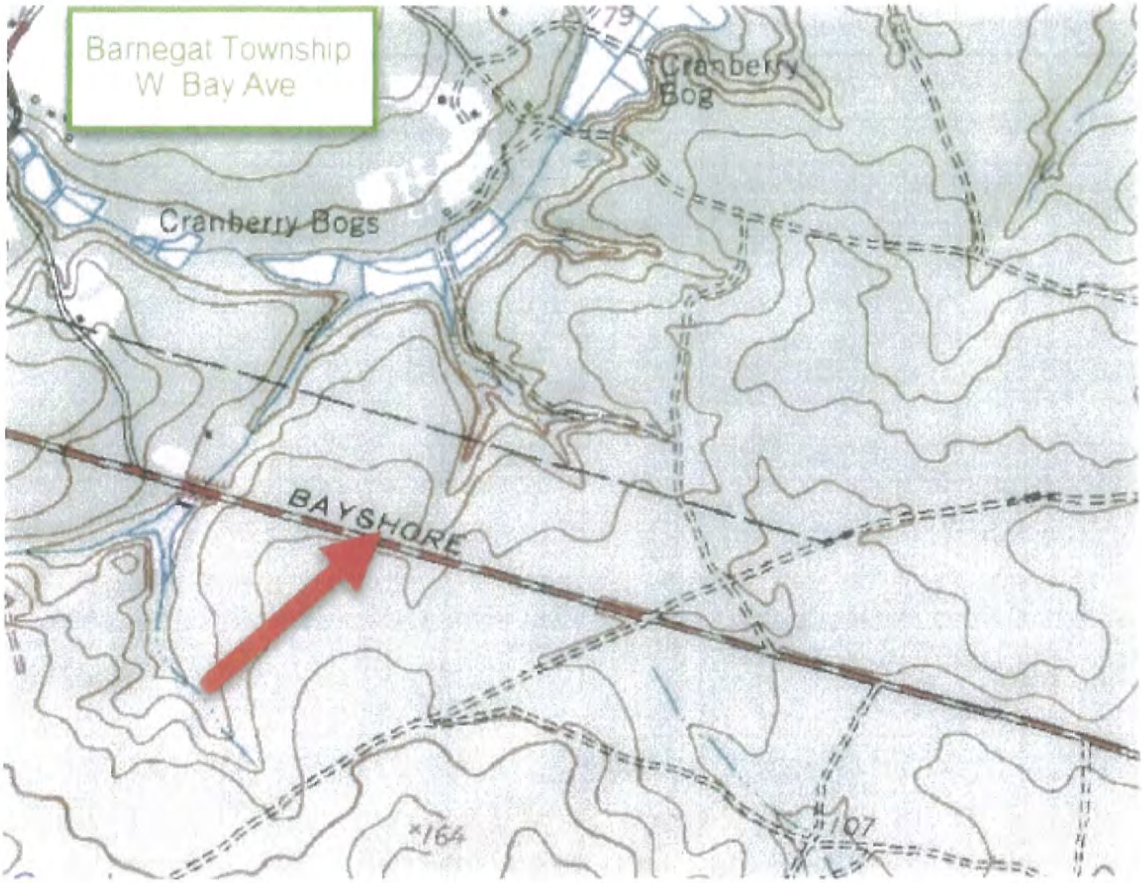
Cross-Sections

Flood Hazard Boundaries
- Limit Lines
- SFHA / Flood Zone Boundary
- Other Boundaries

Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: http://tinyurl.com/j4xwp5e

USGS The National Map: Orthoimagery | National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | Print here instead: http://tinyurl.com/j4xwp5e Support: FEMAMapSpecialist@riskmapcds.com | USDA FSA, Microsoft | State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, NPS, US Census Bureau, USDA


Barnegat Township
W Bay Ave
Cranberry Bog
Cranberry Bogs
BAYSHORE
×164
107

Land Sale No. 4

Property Identification

Record ID	6
Property Type	Conservation/Preservation
Address	Bryant Road (Rear), Lacey, Ocean County, New Jersey 08731
Tax ID	Lacey Township -Block 3400, Lots 12 & 14.01 Ocean Township - Block 11, Lot 6; Block 12, Lot 1

Sale Data

Grantor	Eaton Enterprises, LLC
Grantee	Evergreen Environmental, LLC
Sale Date	June 04, 2010
Deed Book/Page	14619/1221
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Verification	Grantee
Sale Price	$773,680
Cash Equivalent	$773,680
Adjusted Price	$773,680

Land Data

Zoning	FO / FA - Forest Area Zone, Forest Area
Topography	Rolling
Utilities	None
Shape	Irregular
Landscaping	Wooded
Highest and Best Use	Conservation/Preservation
Access	Landlocked
Environmental Hazard	Yes

Land Size Information

Gross Land Size	156.16 acres - Deed

Indicators

Sale Price/Gross Acre	$4,750
Sale Price/Gross SF	$0.11

Remarks

Site is situated in 2 townships, with approximately 152 acres located in Lacey Township and the remaining area of 11 acres located in Ocean Township.

Site had limited development potential of 8 lots based on zoning, although well removed from nearest improved roadway.

Site was purchased for mitigation of forested pinelands property associated with the widening of the Garden State Parkway. It is minimally impacted by wetlands, however, there is strong evidence suggesting presence of threatened and endangered species.

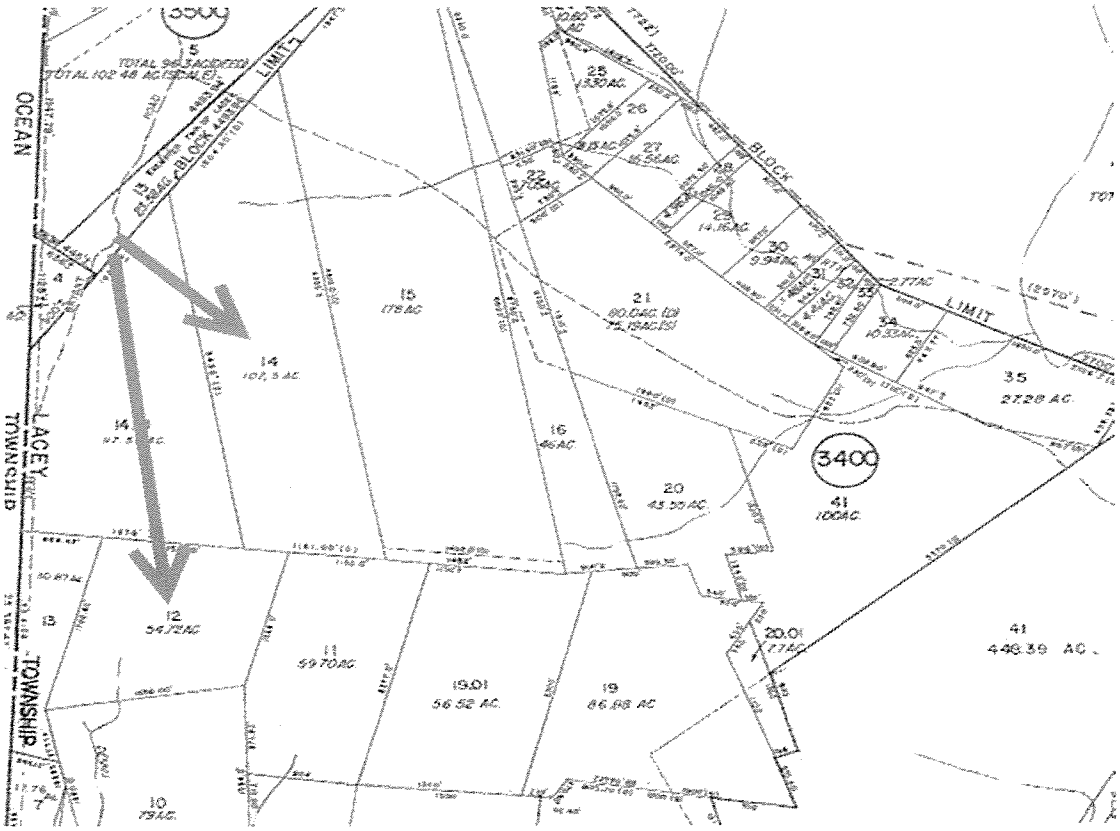
There are portions of the site that may be impacted by prescriptive rights to surrounding properties as a result of multiple fire trails, dirt drift roads throughout immediate area.

COMP PHOTOGRAPH

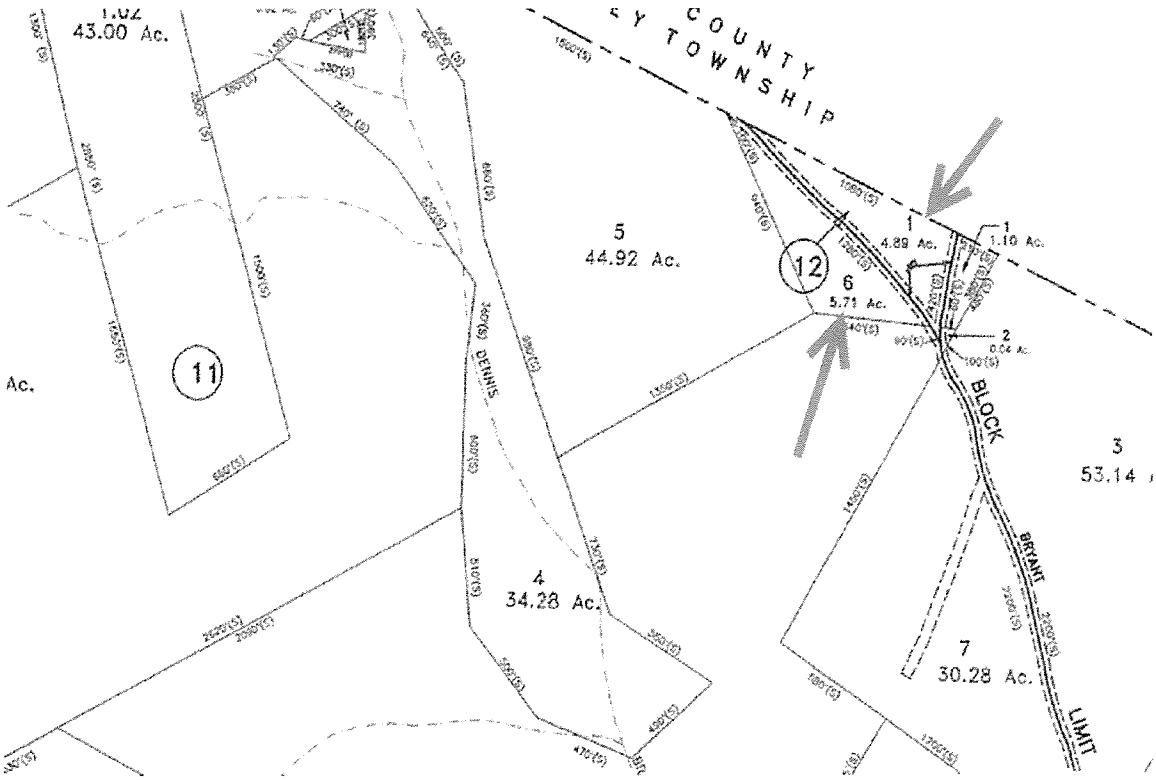
Bryant Road (rear) – taken 4/9/2014

Aerial

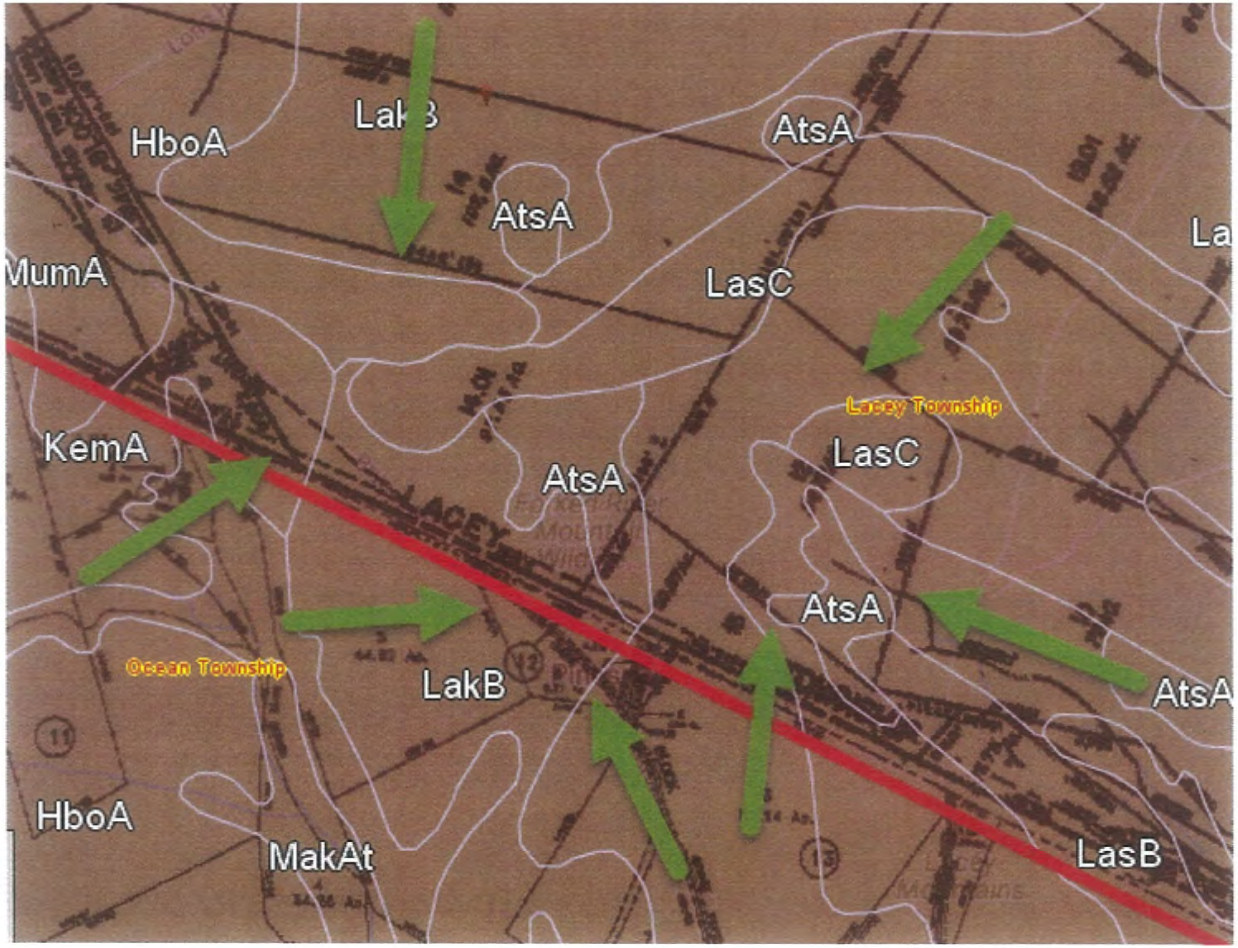
TAX MAP



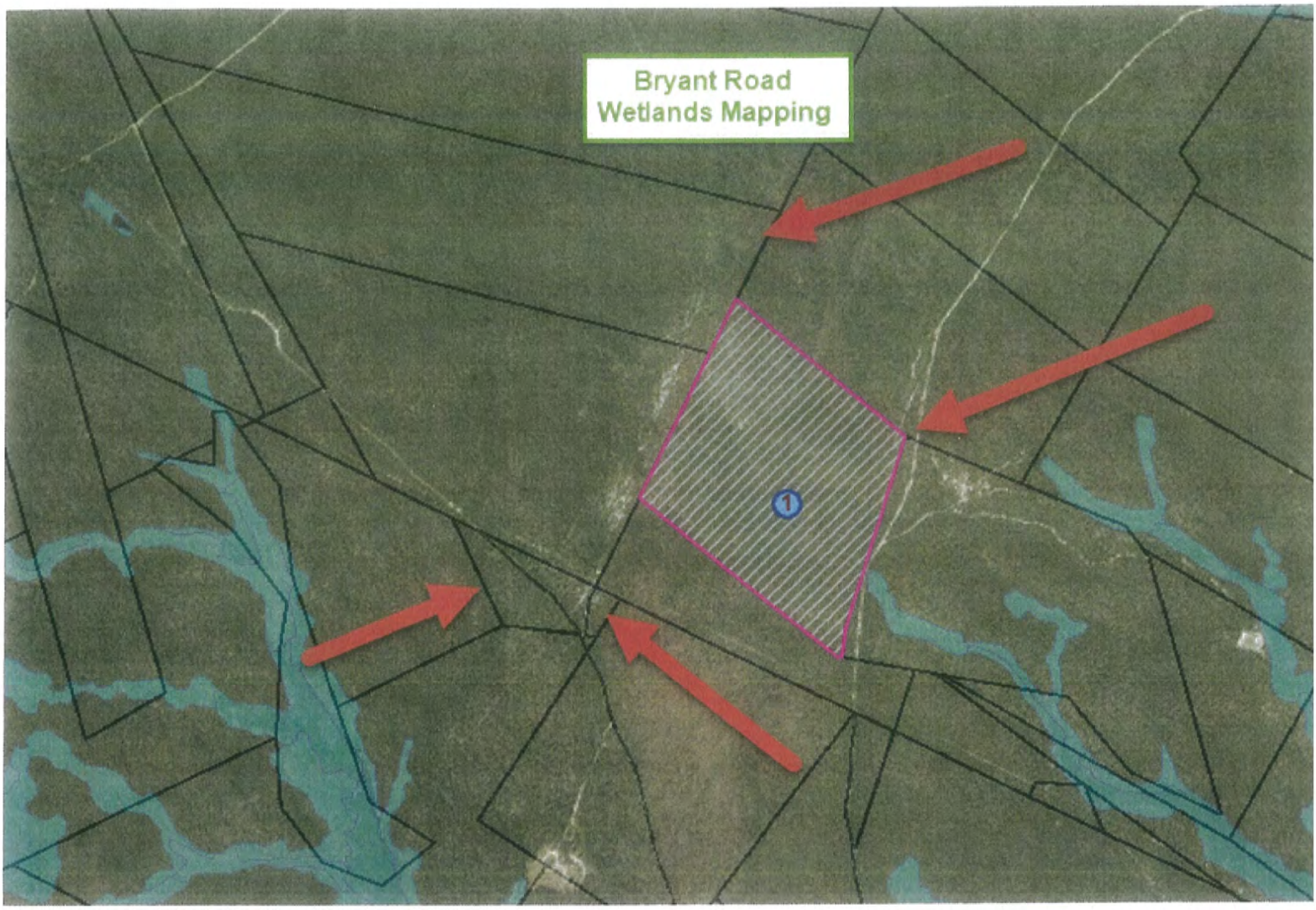
Block 3400, Lots 12 & 14.01, Lacey Township



Block 11, Lot 6; Block 12, Lot 1, Ocean Township


HboA
LakB
AtsA
AtsA
MumA
LasC
La
Lacey Township
KemA
LasC
AtsA
AtsA
Ocean Township
LakB
AtsA
HboA
MakAt
LasB

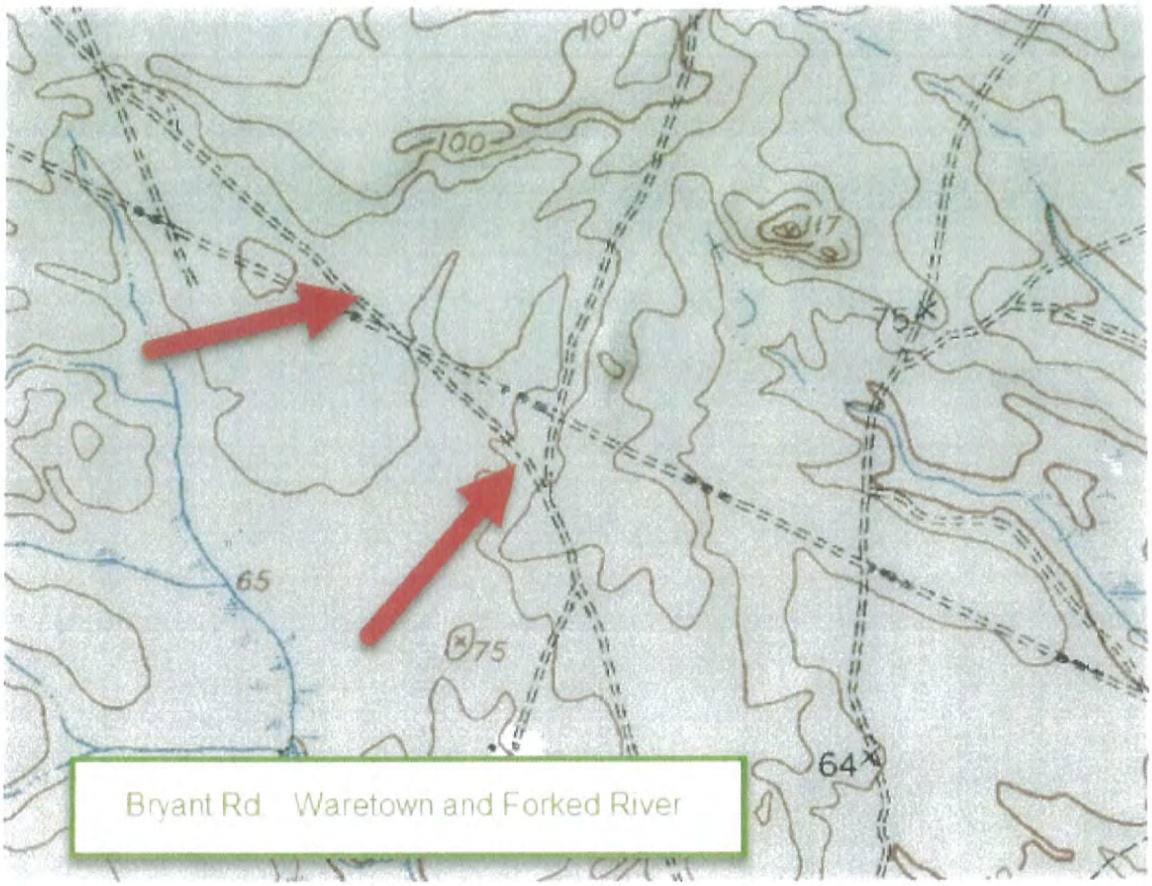
Eaton


Bryant Road
Wetlands Mapping
1

FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: http://tinyurl.com/j4xwp5e

USGS The National Map: Orthoimagery | National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | Print here instead: http://tinyurl.com/j4xwp5e Support: FEMAMapSpecialist@riskmapcds.com | USDA FSA, Microsoft | State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, NPS, US Census Bureau, USDA


100
100
117
75
65
75
64
Bryant Rd Waretown and Forked River

Sale No. 5

Property Identification

Record ID	415 & 208
Property Address	1493 West Bay Avenue, Barnegat, Ocean, NJ
Tax ID	Block 80, Lot 2.04; Block 81, Lot 13.01

Sale Data

Grantor	Robert & Wendy Griffiths
Grantee	Shore Perfect Lawn and Land Design, Inc.
Sale Date	January 12, 2016
Deed Book/Page	16296/212
Conditions of Sale	Arm's Length
Financing	Typical Market
MLS #	Lot 2.04 - #4008213 (receiving/buildable acreage) Lot 13.01 - #4008214 (sending acreage)
Days on Market	133
Contract Date	1/6/2016
Verification	
Sale Price	$154,000
Cash Equivalent	$154,000
Adjusted Price	$154,000
Sale History	N/A

Land Data

Zoning	PF Preserved Forest Pinelands Zone
Utilities	Electric, telephone, septic and well
Flood Plain	No
Highest and Best Use	Single Family development
Access	2 lane County road
Easements	None known

Land Size Information

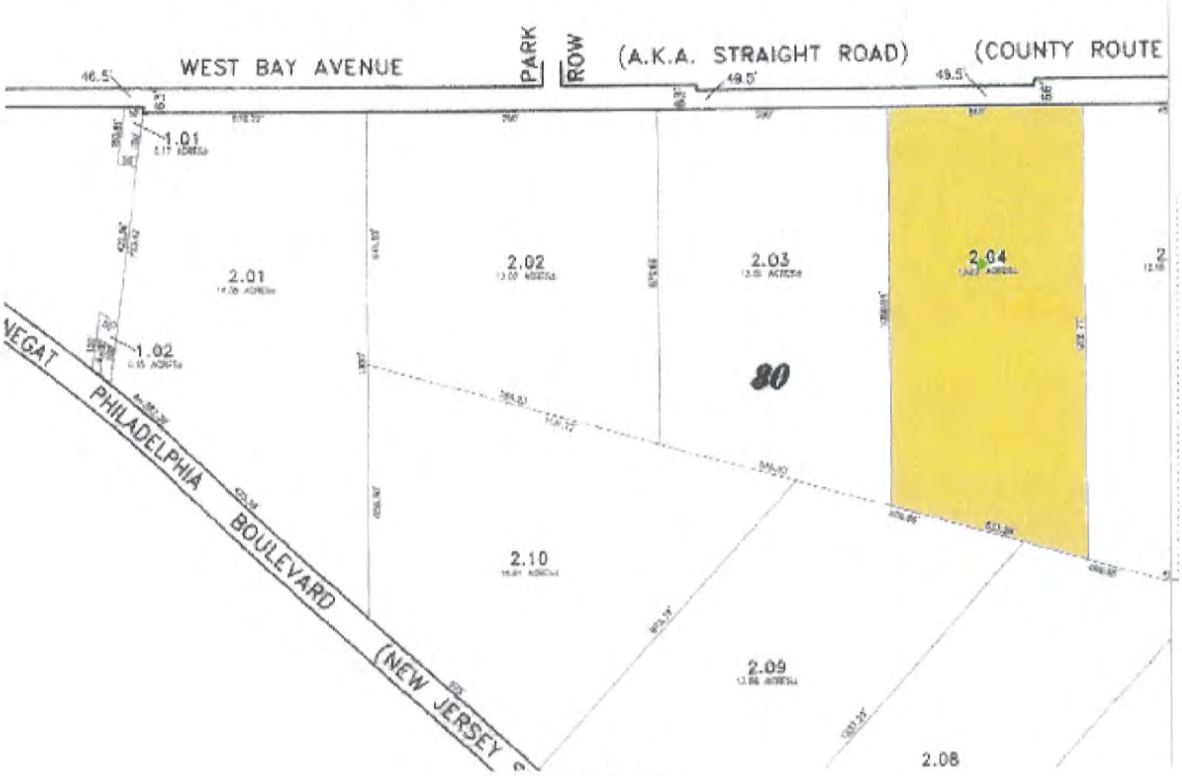
Land Size	17.620 acres or 767,527 sq. ft.
Front Footage	510'

Remarks

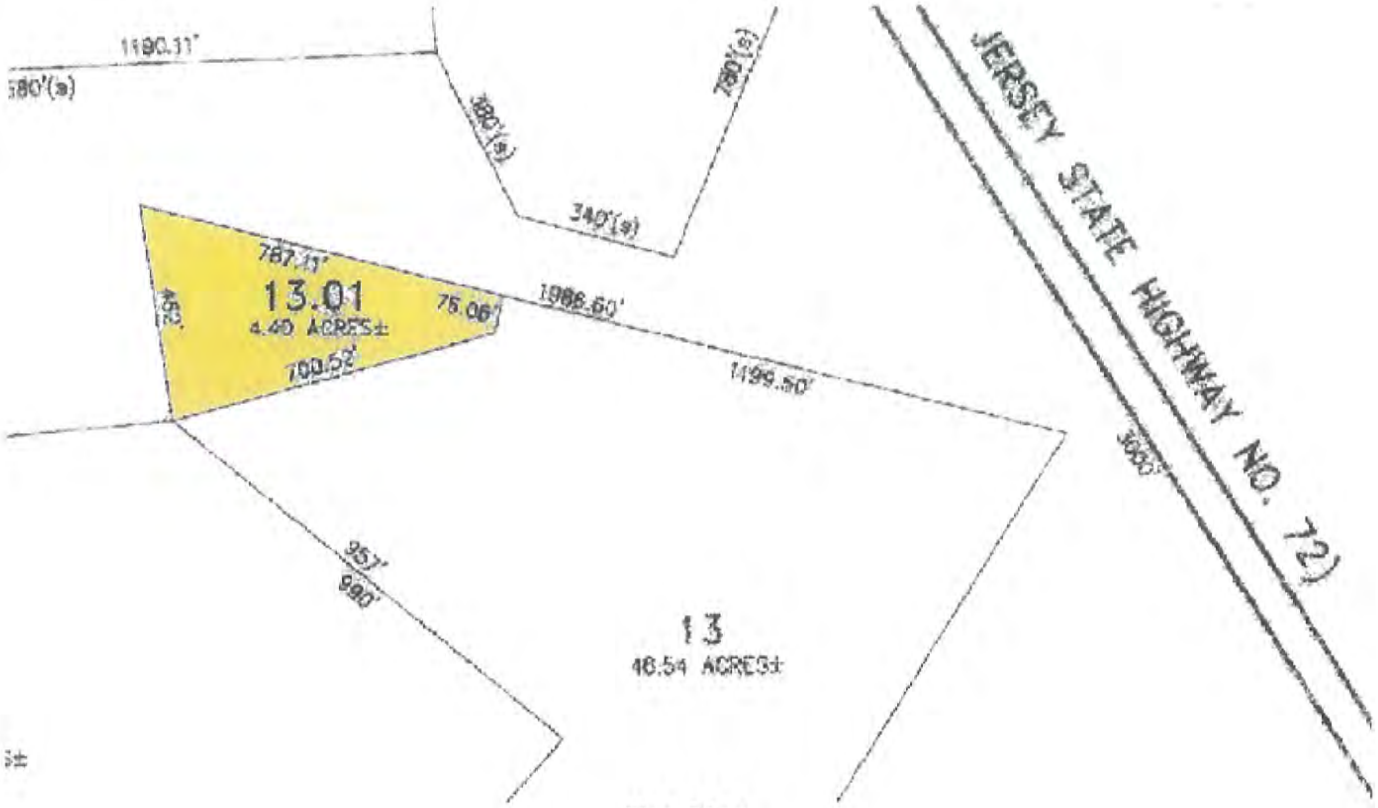
Both properties were purchased as a single family building site under the density transfer program of the Forest Area zoning. Block 80 lot 2.04 containing 13.22 acres is the receiving acreage with road frontage. Block 81 lot 13.01 containing 4.40 acres is the sending acreage needed to meet the 17 acre minimum lot size.

COMP PHOTOGRAPH

1493 West Bay Ave. Barnegat NJ - Photo taken 8/23/2017

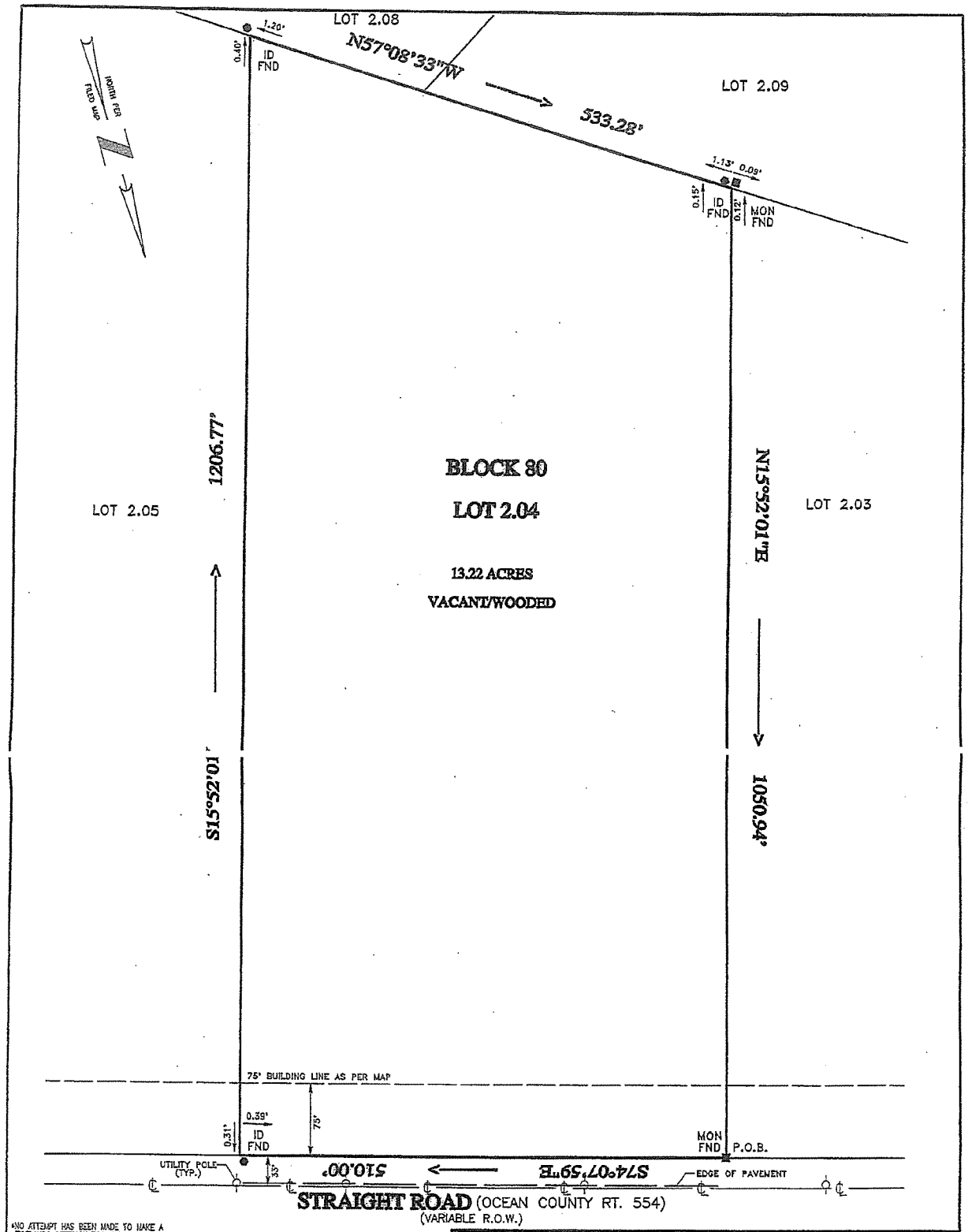


TAX MAP


1190.31'
580'(a)
380'(a)
780'(a)
340'(a)
787.11'
13.01
4.40 ACRES±
75.06'
1988.60'
700.52'
1199.50'
JERSEY STATE HIGHWAY NO. 72)
3000'
957'
990'
13
46.54 ACRES±

Tax Map

West Bay Avenue ((554))



- NO ATTEMPT HAS BEEN MADE TO MAKE A TIDELANDS DETERMINATION ON THIS PROPERTY
- NO ATTEMPT HAS BEEN MADE TO MAKE A WETLANDS DETERMINATION ON THIS PROPERTY
- THIS SURVEY IS A REPRESENTATION OF CONDITIONS EXISTING ON THE PROPERTY OR IN DOCUMENTATION SUPPLIED AT TIME OF SURVEY EXCEPT SUCH EASEMENTS AND ENCROACHMENTS IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR ON THE SURFACE OF THE LAND BUT NOT VISIBLE OR ANY OTHER PERTINENT FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY OR TO ANY OTHER PERSON NOT LISTED EITHER DIRECTLY OR INDIRECTLY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

CERTIFIED TO:

WENDY & ROBERT GRIFFITHS
SOUTHERN SHORES TITLE AGENCY, L.L.C.

PROPERTY ALSO KNOWN AS LOT 2.04, BLOCK 80 ON MAP ENTITLED, "FINAL PLAT–MAJOR SUBDIVISION TAX LOT 2 BLOCK 80 TAX LOT 1 BLOCK 87 BARNEGAT TOWNSHIP OCEAN COUNTY NEW JERSEY" BY ERNST, ERNST & LISSENDEN, DATED APRIL 8, 1986, LAST REVISED 10-29-86 AND FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OCTOBER 29, 1986 AS MAP # G-1759.

SURVEY MAP

BLOCK 80 LOT 2.04

TAX MAP SHEET No. 15

BARNEGAT TOWNSHIP, OCEAN COUNTY, NEW JERSEY

P.O. BOX 523
FORKED RIVER, NJ 08731
609-693-2600

East Coast Engineering, Inc.

508 MAIN STREET
TOMS RIVER, NJ 08753
732-244-3030

CERTIFICATE OF AUTHORIZATION No. 24GA27935600

SCALE:	DRAWN:	CHECKED:	CONDITIONS AS OF:	JOB No.:
1"=100'	J.M.N.	J.F.P.	09/16/2002	02-592

OCT 15 2002

JAY F. PIERSON, L.S., P.P.
NEW JERSEY PROFESSIONAL LAND SURVEYOR 27402
PROFESSIONAL PLANNER LI 02525

ROBERT J. HARRINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER 39320

Soil Map—Ocean County, New Jersey
(1493 West Bay Ave, Barnegat, NJ)

Map Scale: 1:2,310 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ocean County, New Jersey
Survey Area Data: Version 14, Sep 28, 2016

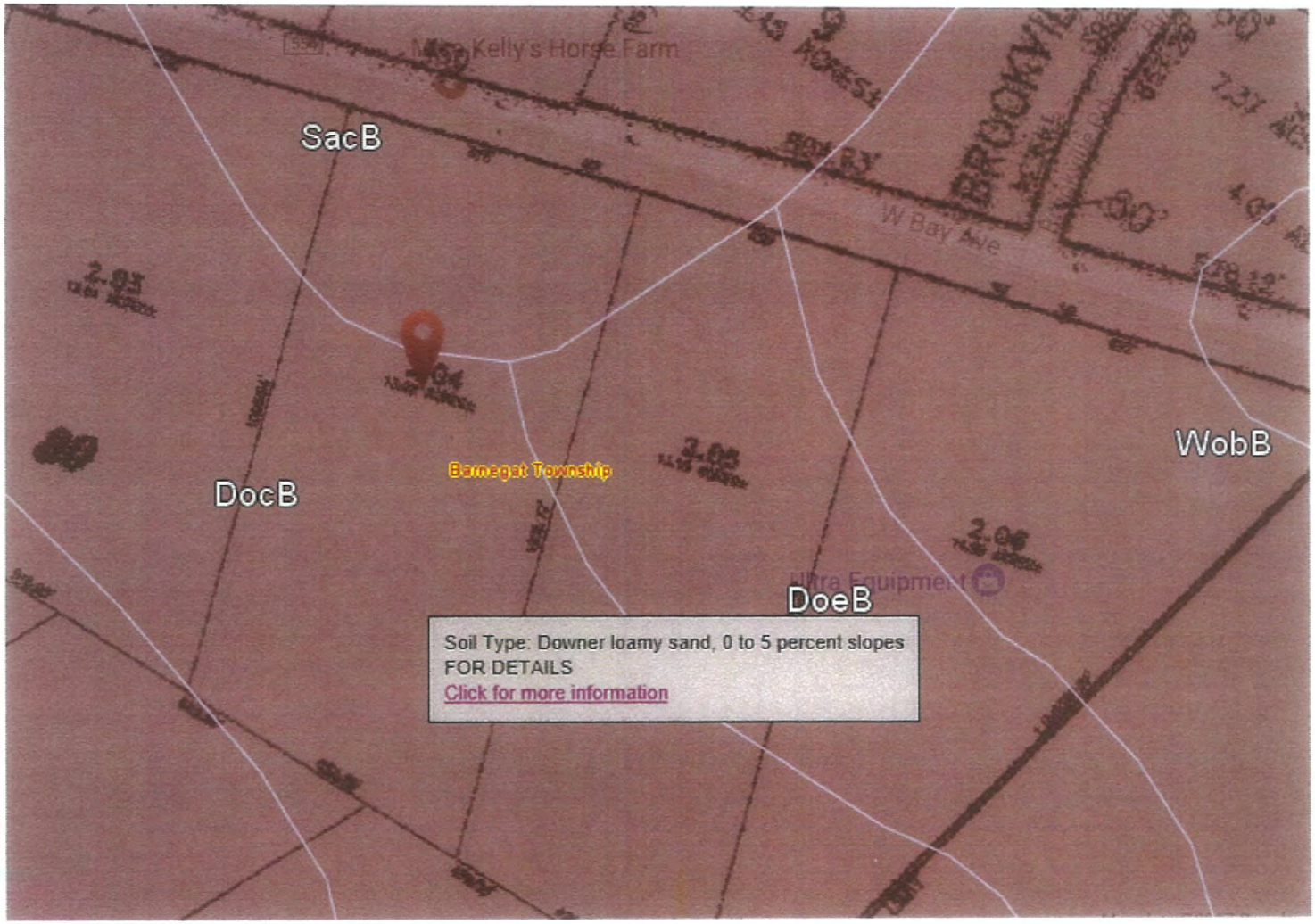
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Feb 17, 2017

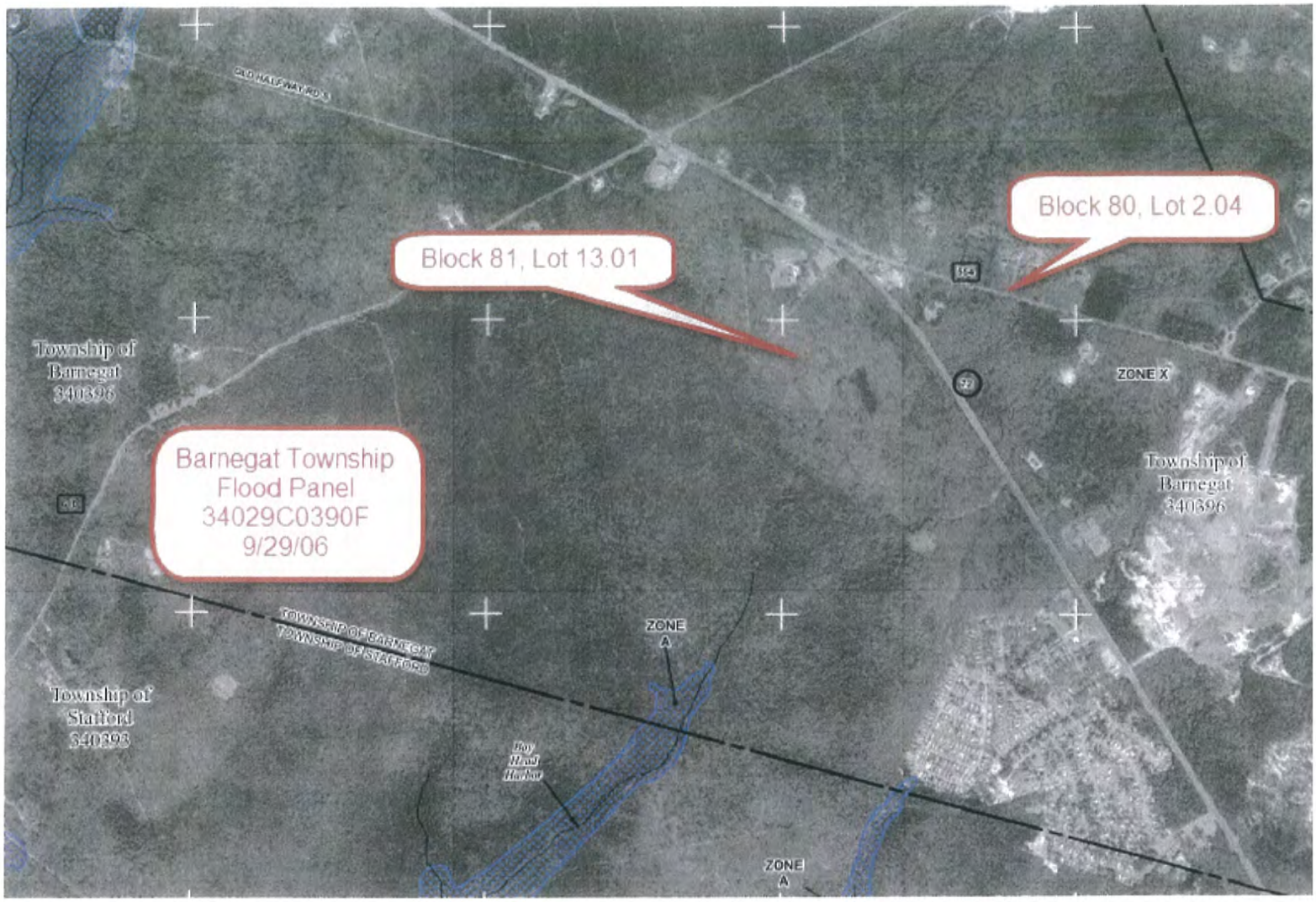
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

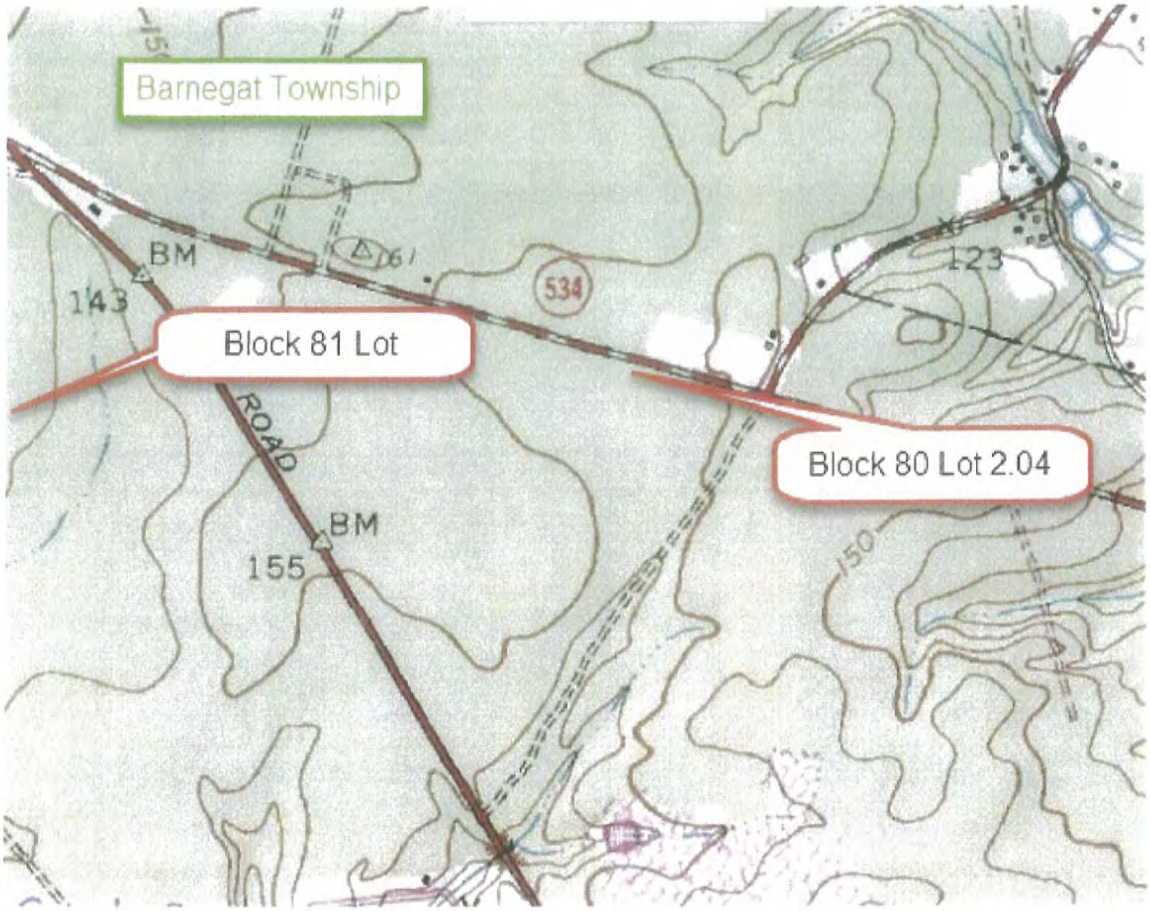
Map Unit Legend

Ocean County, New Jersey (NJ029)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
DocBO	Downer loamy sand, 0 to 5 percent slopes, Northern Tidewater Area	7.8	61.3%
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	0.4	3.4%
SacBO	Sassafras sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	4.5	35.3%
Totals for Area of Interest		**12.8**	**100.0%**

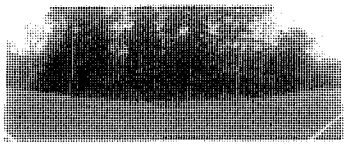

Mike Kelly's Horse Farm
SacB
W Bay Ave
BROOKVILLE
WobB
DocB
Barnegat Township
DoeB
Ultra Equipment
Soil Type: Downer loamy sand, 0 to 5 percent slopes
FOR DETAILS
Click for more information

1493 West Bay Avenue
Wetlands Mapping
Block 80 Lot 2.04
Block 81 Lot 13.01
1


Block 81, Lot 13.01
Block 80, Lot 2.04
Barnegat Township
Flood Panel
34029C0390F
9/29/06
Township of
Barnegat
340396
Township of
Barnegat
340396
Township of
Stafford
340393
ZONE X
ZONE
A
ZONE
A
TOWNSHIP OF BARNEGAT
TOWNSHIP OF STAFFORD
Bay
Head
Harbor


Barnegat Township
BM
143
Block 81 Lot
534
123
Block 80 Lot 2.04
ROAD
BM
155
150

MLS#: **4008213** **1493 W Bay Avenue, Barnegat, NJ 08005** Status: **Closed**



Imgs: **2**

Municipality:	**Barnegat**	Sub Type:		List Price:	**$144,900**
Section:	**Greater Barnegat**				
Neighborhood:				Original Price:	**$34,900**
Block:	**80**	Land Lease:	**No**	Sold Price:	$139,500
Lot:	**2.04**			Zoning:	**PF**
Addl Lot #s:		# of Lots:	**YES**	Taxes:	**$1,476**
Property Type	**LND**			Tax Year:	**2014**
Lot Dim:	**510'x1051'x533x1207'**	Max % Cover:		Waterfront:	**No**
Lot Sq Ft:		Min Bldg Size:		Waterfrontage:	
Approx Acres:	**13.22**	Flood Plain:		HOA:	**No**
Water/Sewer:	**See Remarks**			HOA Monthly $:	
Primary Loc:				Init Fee:	
				DOM:	**133**

Directions: **Take 72 West to W. Bay Ave. Property is located on the right before Brookville Rd.**

Public Remarks

BARNEGAT TOWNSHIP - Build your dream home on this beautiful piece of land with lots of privacy. This wooded 13.22 acre lot is being sold in conjunction with and additional 4.4 acre lot MLS# 4008214, located at 169 Route 72 also in Barnegat for a combined price of $159,900! BOTH LOTS MUST BE PURCHASED TOGETHER FOR THIS LOT TO MEET THE MINIMUM REQUIREMENTS FOR PF ZONE AND BE CONSIDERED BUILDABLE! Seller has started the process and obtained a Certificate of Filing with The Pinelands Commission for the State of New Jersey. This certificate is transferable to a new landowner. Buyer is responsible for obtaining all building permits including new well and septic approval and finalizing and obtaining an approval with the Pinelands Commission. Great location, only 10 minutes from the GSP with all the privacy you could ask for!

General Information

Exclusions:			
Easements:		Road:	**Paved, Public**
Utilities:	**Electric - At Street**	Improvements:	
Lot Description:	**Wooded**	Water/Sewer:	**See Remarks**
Buildings:	**None**	Soil Type:	
Waterview:		Flood Zone:	**No**

School Information

Elementary: Middle School: High School:

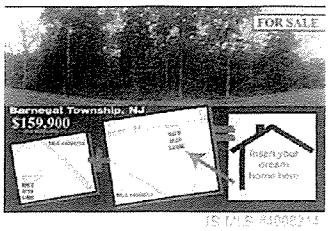
Taxes & Community Information

Parcel ID:	**01-00080-0000-00002-04**			Block:	**80**	Lot:	
Zoning:				Lots in Dev:	**YES**	Land Lease:	**No**
Tax Year:	**2014**	Land:	**$59,500**	Municipality:	**Barnegat**	Qual Code:	
Taxes:	**$1,476**	Improvement:		HOA Name:			
Approx Acres:	**13.220**	Total Assmnt:	**$59,500**	HOA Phone:			
Restrictions Y/N:		Restrictions:	**See Remarks**				
Contingencies Avail:	**See Remarks**			Docs Available:	**Engineering, Pinelands, Survey**		
						Close Date:	**01/13/2016**

Prepared By: Robert Kirwan

Information herein deemed reliable but not guaranteed.

MLS#: **4008214** **169 Route 72 Highway, Barnegat, NJ 08005** Status: **Closed**



Imgs:**1**

Municipality:	**Barnegat**	Sub Type:		List Price:	**$15,000**
Section:	**Greater Barnegat**				
Neighborhood:				Original Price:	**$15,000**
Block:	**81**	Land Lease:		Sold Price:	$14,500
Lot:	**13.01**			Zoning:	**PF**
Addl Lot #s:		# of Lots:	**YES**	Taxes:	**$491**
Property Type	**LND**			Tax Year:	**2014**
Lot Dim:	**787'x75'x700'x462'**	Max % Cover:		Waterfront:	**No**
Lot Sq Ft:		Min Bldg Size:		Waterfrontage:	
Approx Acres:	**4.40**	Flood Plain:		HOA:	**No**
Water/Sewer:	**See Remarks**			HOA Monthly $:	
Primary Loc:				Init Fee:	
				DOM:	**133**

Directions:

Public Remarks

This 4.4 acre property is landlocked and is being sold in conjunction with MLS# 4008213, a 13.2 acre parcel located at 1493 W. Bay Ave in Barnegat listed for $144,900 making the combined price $159,900. BOTH LOTS MUST BE PURCHASED TOGETHER FOR THE LARGER LOT ON W. BAY AVE TO MEET THE MINIMUM REQUIREMENTS FOR PF ZONE AND TO BE CONSIDERED BUILDABLE!! Seller has started the process and obtained a Certificate of Filing with The Pinelands Commission for the State of New Jersey. This certificate is transferable to a new landowner. Buyer is responsible for obtaining all building permits including new well and septic approval and finalizing and obtaining an approval with the Pinelands Commission. SELLER WILL NOT SELL THIS LOT INDIVIDUALLY!!

General Information

Exclusions:			
Easements:		Road:	**No Road**
Utilities:	**See Remarks**	Improvements:	
Lot Description:	**Land Locked**	Water/Sewer:	**See Remarks**
Buildings:	**None**	Soil Type:	
Waterview:		Flood Zone:	**Unk**

School Information

Elementary: Middle School: High School:

Taxes & Community Information

Parcel ID:	**01-00081-0000-00013-01**			Block:	**81**	Lot:	
Zoning:				Lots in Dev:	**YES**	Land Lease:	
Tax Year:	**2014**	Land:	**$19,800**	Municipality:	**Barnegat**	Qual Code:	
Taxes:	**$491**	Improvement:		HOA Name:			
Approx Acres:	**4.400**	Total Assmnt:	**$19,800**	HOA Phone:			
Restrictions Y/N:		Restrictions:	**See Remarks**				
Contingencies Avail:	**See Remarks**			Docs Available:	**See Remarks**		
						Close Date:	**01/13/2016**

Prepared By: Robert Kirwan

Information herein deemed reliable but not guaranteed.

VII. SUBJECT PHOTOGRAPHS

SUBJECT PHOTOGRAPHS-State

Old Cedarbridge Road, Barnegat Township (left Block 51 Lot 4.01, right Block 52 Lot 6.05)

Old Cedarbridge Road, Barnegat Township

SUBJECT PHOTOGRAPHS -State

Old Cedarbridge Road, Barnegat Township Block 52 Lot 6.05

Old Cedarbridge Road, Barnegat Township Block 52 Lot 6.05

SUBJECT PHOTOGRAPHS -State

Old Cedarbridge Road, Barnegat Township Block 52 Lot 6.05

Old Cedarbridge Road, Barnegat Township Block 52 Lot 6.05

SUBJECT PHOTOGRAPHS -State

Old Cedarbridge Road, Barnegat Township Block 51 Lot 4.01

Old Cedarbridge Road, Barnegat Township Block 51 Lot 4.01

SUBJECT PHOTOGRAPHS-State

Old Halfway Road, Barnegat Township Block 45 Lot 1

Old Halfway Road, Barnegat Township Block 45 Lot 1

VIII. ADDITIONAL RELEVANT DATA AND SUMMARIES

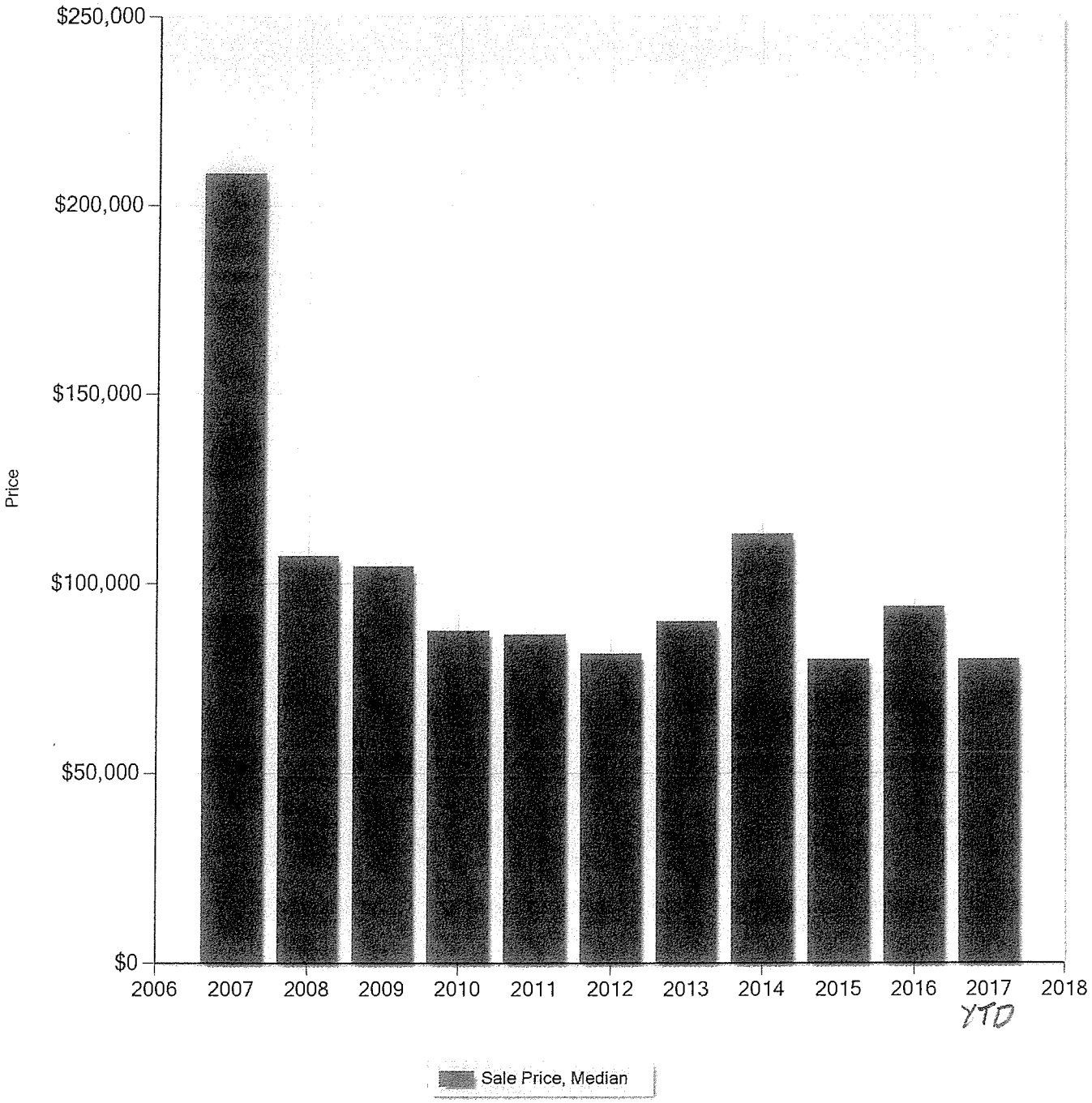
Site Name Municipality Information Links (if available)	CR Contact Phone	Category PF/RP	Lead PI
56 Bay Avenue Indoor Air Stafford Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/025484.htm	Karen Kloo (609) 777-1971	Well Water PF	BIDC 025484
Bechwood/Weeder Toms River Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/g000029983.htm	Karen Kloo (609) 777-1971	Well Water PF	BOMM G000029983
Brick Twp LF Brick Twp. ▸ EPA: www.epa.gov/region02/superfund/npl/0200540c.pdf		Landfill RP	BCM G000004409
Brite & Kleen Operated Laundry Point Pleasant Beach boro.	Karen Kloo (609) 777-1971	Vapor Intrusion	BSFD 191950
Ciba Geigy Corporation Toms River Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200078c.pdf	Karen Kloo (609) 777-1971	Superfund PF	BCM 000044
Denzer & Schaffer X-Ray Co. Berkeley Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/g000002832.htm	Heather Swartz (609) 984-7135	Industrial PF	BOMM G000002832
Goose Farm Plumsted Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200681c.htm	Heather Swartz (609) 984-7135	Superfund RP	BOMM G000004554
Hopkins Farm Plumsted Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200742c.htm	Heather Swartz (609) 984-7135	Superfund RP	BCM G000004610
Pijak Farm Plumsted Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200738c.htm	Heather Swartz (609) 984-7135	Superfund RP	BCM G000004606
Pine Lake Park Manchester Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/G000009218.htm		Well Water PF	BCM G000009218
Powers Farm Jackson Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/g000004531.htm	Mark Herzberg (609) 633-1369	Contaminated Fill RP	BCM G000004531
Spence Farm Plumsted Twp. ▸ EPA: http://www.epa.gov/region02/superfund/npl/0200739c.pdf	Heather Swartz (609) 984-7135	Superfund RP	BPA7 G000004607
Wilson Farm Plumsted Twp.	Heather Swartz (609) 984-7135	Superfund RP	BCM G000004608

Ocean County (Active)

↑ Top | Inactive sites

Site Name Municipality Information Links (if available)	CR Contact Phone	Category PF/RP	Lead PI
Former Z2 Cleaners Site Toms River ▸ OCR: http://www.nj.gov/dep/srp/community/sites/active/fmr_z2_cleaners_rem_alt_se.pdf	Karen Kloo (609) 777-1971	Vapor Intrusion PF	BCM G000062662
2209 Route 9 Lakewood Twp.	Mark Herzberg (609) 633-1369	Re-evaluation PF	BCM G000034272
James H. James Landfill Brick Twp. ▸ OCR: http://www.nj.gov/dep/srp/community/sites/pi/g000009534.htm	Heather Swartz (609) 984-7135	Landfill PF	BCM G000009534

Historic Sales Price Trend



Search Criteria

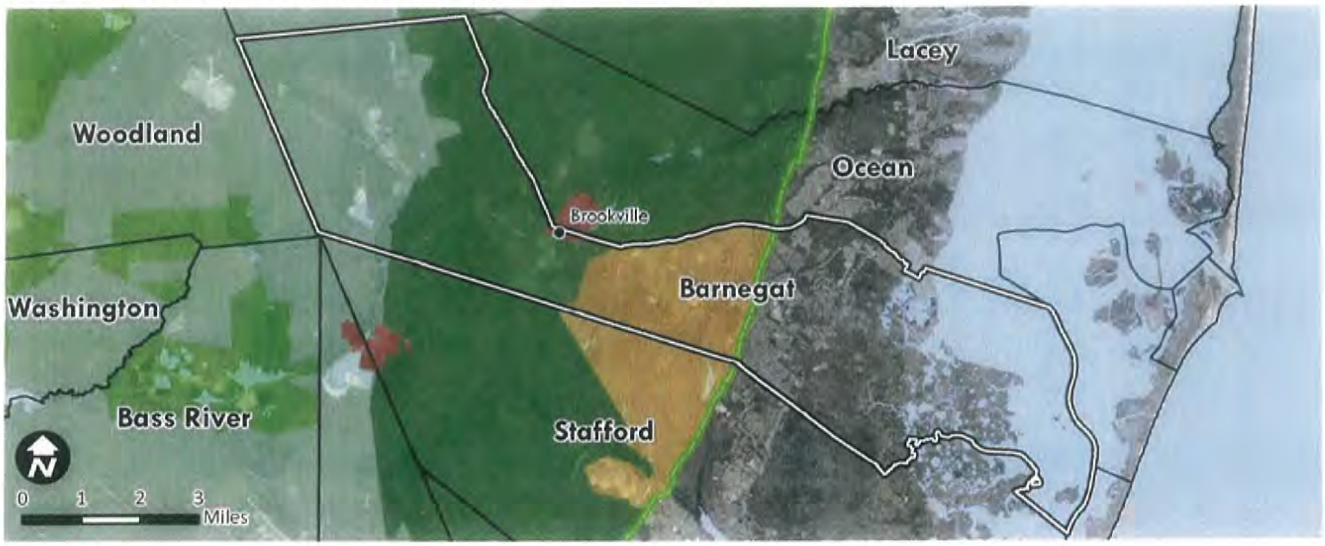
Time frame is from Jan 2007 to Jul 2017
County is 'Ocean'
Municipality is one of 'Barnegat', 'Eagleswood', 'Lacey Twp', 'Little Egg Harbor', 'Manchester', 'Ocean Twp - Waretown', 'Stafford Twp'
Current Price is 50000+
Property Type is 'Vacant Land'

Results calculated from 472 listings

Ocean County

Barnegat Township

Pinelands Area 2010 population: 7,187 (34% of total population)
Pinelands Area acreage: 14,357 (56% of total acreage)



Pinelands Management Areas

Conservation
- 40% Preservation
- 37% Forest
- Agricultural Production
- Special Ag Production

Development
- 23% Regional Growth
- Pinelands Town
- < 1% Pinelands Village

Intermediate
- Rural Development

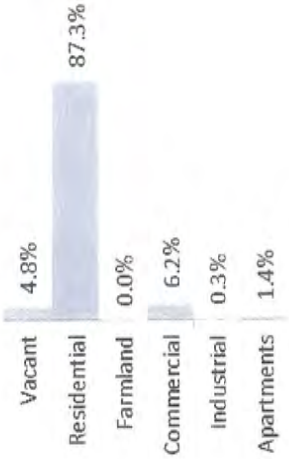
Federal
- Military & Federal

- Pinelands Area Boundary
- Municipal Boundary
- Pinelands Village
- Water Body

*Percentages reflect the land area in the Pinelands Area classified as the respective Management Area

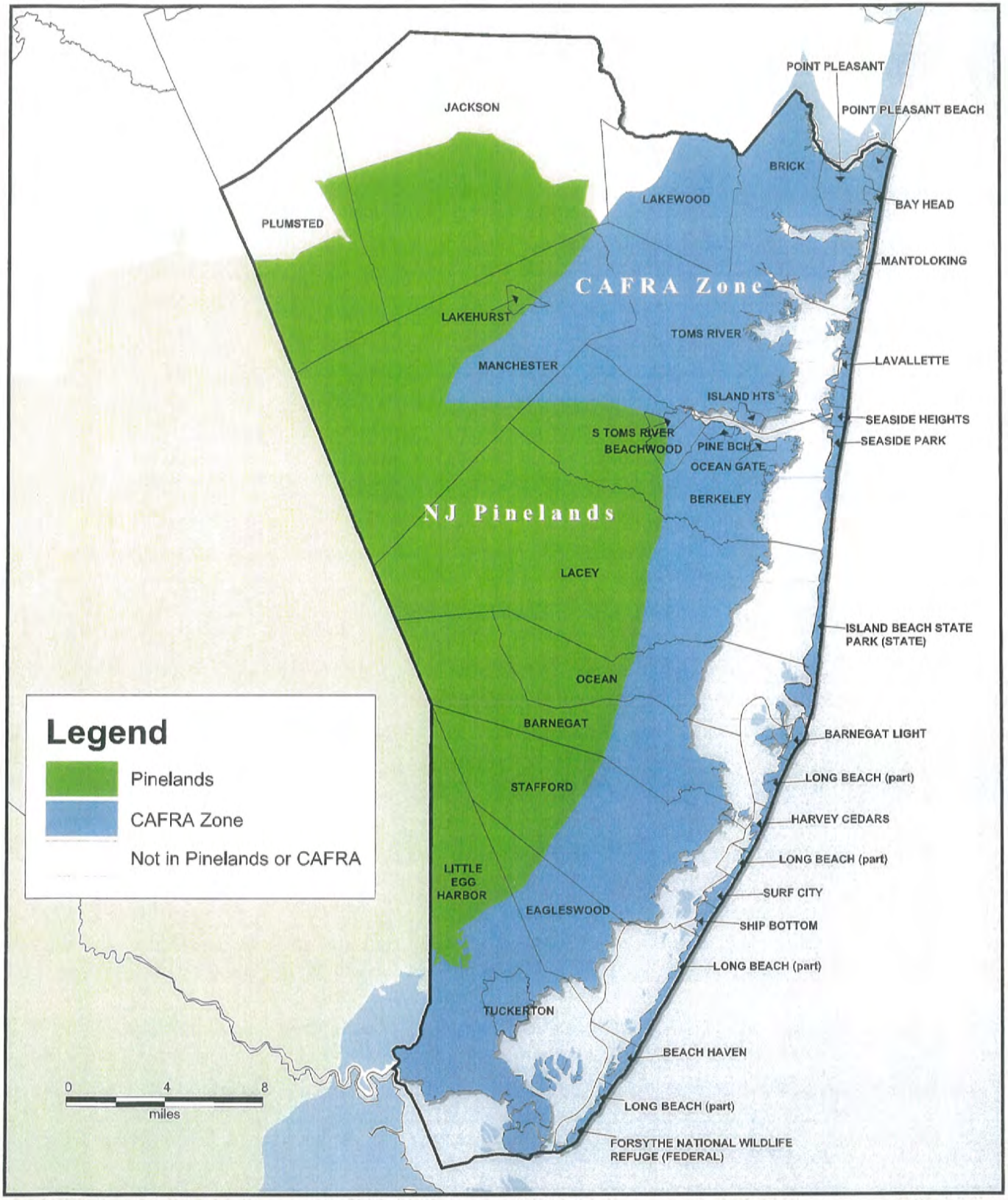
2012 Variables	Municipal Value	South N.J. Average	South N.J. Rank
Population Estimate	21,418	12,031	33
Population Density (per mile^2)	533	1,773	129
Population Change - 2000 to 2012	40.3%	4.9%	10
% Land Protected in Pinelands Area*	61.2%	36.4%	14
Assessed Acres of Farmland	192	2,285	97
Building Permits Issued	161	22	3
Housing Transactions	89	62	44
Average Home Sale Price	$238,356	$273,524	76
Equalized Property Value (millions)	$2,369.2	$1,566.4	41
Effective Tax Rate	2.18	2.28	117
Average Residential Property Tax Bill	$5,660	$5,601	81
Per Capita Income Estimate	$27,224	$31,778	130
Unemployment Rate	9.7%	11.0%	117

Assessment Class Proportions in 2012 Municipal Valuations



Private Sector Employment	Private Sector Establishments	Private Sector Avg. Annual Wages
1,623	255	$35,557

*This Figure captures the 53 Pinelands Area municipalities only, not southern New Jersey.



N
W
E
S

CAFRA and Pinelands Boundaries in Ocean County

Source:
NJ Department of Environmental Protection.

Prepared by:
Ocean County Department of Planning, 2012.

Land Area, Land Under Pinelands and CAFRA Jurisdiction and Ocean and Bay Frontage

Municipality	TOTAL LAND AREA		Pinelands Comprehensive Management Plan		Coastal Area Facility Review Act (CAFRA)		Ocean Frontage	Bay Frontage
	Sq. Mi.	Acres	Acres	Percent	Acres	Percent	Miles	Miles
Barnegat Township	34.90	22,336.03	13,972	62.6%	8,364	37.4%	0.00	6.20
Barnegat Light Borough	0.70	448.00	0	0.0%	448	100.0%	2.14	8.00
Bay Head Borough	0.60	384.00	0	0.0%	384	100.0%	1.27	3.00
Beach Haven Borough	1.00	640.00	0	0.0%	640	100.0%	1.92	2.61
Beachwood Borough	2.80	1,792.00	450	25.1%	1,342	74.9%	0.00	0.96
Berkeley Township *	41.90	26,816.00	10,304	38.4%	16,512	61.6%	10.28	26.33
Brick Township	26.40	16,895.97	0	0.0%	16,896	100.0%	1.18	22.18
Eagleswood Township	16.50	10,560.00	2,416	22.9%	8,144	77.1%	0.00	5.89
Harvey Cedars Borough	0.55	352.00	0	0.0%	352	100.0%	2.02	3.72
Island Heights Borough	0.60	384.00	0	0.0%	384	100.0%	0.00	2.09
Jackson Township	100.24	64,155.89	30,184	47.0%	10	0.0%	0.00	0.00
Lacey Township	84.60	54,144.00	41,984	77.5%	12,160	22.5%	0.00	6.02
Lakehurst Borough	0.95	608.00	540	88.8%	68	11.2%	0.00	0.00
Lakewood Township	25.50	16,320.00	0	0.0%	12,240	75.0%	0.00	0.00
Lavallette Borough	0.72	462.55	0	0.0%	463	100.0%	1.46	2.38
Little Egg Harbor Township **	49.50	31,680.00	11,782	37.2%	25,798	81.4%	0.00	21.77
Long Beach Township	4.30	2,752.00	0	0.0%	2,752	100.0%	11.74	18.64
Manchester Township	82.50	52,800.00	38,527	73.0%	14,273	27.0%	0.00	0.00
Mantoloking Borough	0.44	281.60	0	0.0%	282	100.0%	2.17	3.09
Ocean Township	20.62	13,196.80	8,501	64.4%	4,696	35.6%	0.00	3.62
Ocean Gate Borough	0.50	320.00	0	0.0%	320	100.0%	0.00	1.08
Pine Beach Borough	0.60	384.00	0	0.0%	384	100.0%	0.00	1.55
Plumsted Township	40.70	26,048.00	13,374	51.3%	0	0.0%	0.00	0.00
Point Pleasant Borough	3.70	2,368.00	0	0.0%	2,368	100.0%	0.00	4.44
Point Pleasant Beach Borough	1.50	960.00	0	0.0%	960	100.0%	1.83	0.00
Seaside Heights Borough	0.35	224.00	0	0.0%	224	100.0%	0.74	0.66
Seaside Park Borough	0.60	384.00	0	0.0%	384	100.0%	1.68	2.49
Ship Bottom Borough	0.71	454.40	0	0.0%	454	100.0%	1.33	2.15
South Toms River Borough	1.20	766.12	360	47.0%	406	53.0%	0.00	0.69
Stafford Township	47.05	30,112.00	13,280	44.1%	16,832	55.9%	0.00	12.20
Surf City Borough	0.65	416.00	0	0.0%	416	100.0%	1.43	2.12
Toms River Township	41.55	26,590.25	0	0.0%	26,590	100.0%	2.94	30.88
Tuckerton Borough	3.67	2,348.83	0	0.0%	2,349	100.0%	0.00	3.01
Ocean County	**638.10**	**408,384.44**	**185,674**	**45.5%**	**177,895**	**43.6%**	**44.13**	**197.79**

Notes: *Berkeley Township ocean frontage includes Island Beach State Park, which totals 9.74 miles.
**Little Egg Harbor contains an overlap of approximately 5,900 acres in the Pinelands / CAFRA zones.

Sources: NJ Pinelands Comprehensive Management Plan; NJ Dept. of Environ. Protection & Energy; Ocean County Planning Board; Bayfront miles calculated from US Census Bureau TIGER files.
Municipal land area as per 208 Water Management Plan, Ocean County Planning Board, 1978.

Prepared by: Ocean County Department of Planning, December 2006.

GENERAL DEFINITIONS:

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015)

Credible: Worthy of belief. Comment: Credible assignment results require support, by relevant evidence and logic, to the degree necessary for the intended use. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Discounted Cash Flow (DCF) Analysis: The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams as well as the quantity and timing of the reversion and discounts each to its present value at a specified yield rate. DCF analysis can be applied with any yield capitalization technique and may be performed on either a lease-by-lease or aggregate basis. (Source: The Appraisal of Real Estate 14th Edition, Appraisal Institute, dated 2013.)

Effective Date of Appraisal: The date on which the analyses, opinions, and advice in an appraisal, review, or consulting service apply. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015)

Exposure Time: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Extraordinary Assumption: An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Fee Simple Estate: An absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Highest and Best Use: The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Hypothetical Condition: A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Income Capitalization Approach: A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Intended Use: The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Intended User: The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Leased Fee Interest: A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord –tenant relationship (i.e., a lease). (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Market Value: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

1. The relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. The terms of sale (e.g., cash, cash equivalent, or other terms); and
3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

(Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017)

Partial Interest: Divided or undivided rights in real estate that represent less than the whole. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Prospective Opinion of Value: A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective as some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stablilized level of long-term occupancy. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Retrospective Value: A value opinion effective as of a specified historical date. The term does not define a type of value. Instead, it identified a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sales prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Scope of Work: The type and extent of research and analyses in an assignment. (Source: Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, dated 2016-2017.)

Value As Is: The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)

Wetlands: Areas that are frequently inundated or saturated by surface or ground water and support vegetation typically adapted for life in saturated soil conditions; generally include swamps, marshes, bogs, and similar areas, but classification may differ in various jurisdictions. Section 404 of the Clean Water Act defines wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2015.)