

**PINEHURST ROAD  
BLOCK 76, P/O LOT 82.02  
PLUMSTED TOWNSHIP  
OCEAN COUNTY**

**REAL PROPERTY APPRAISAL OF A FEE SIMPLE INTEREST**

**PROPERTY OWNERSHIP:  
NEW EGYPT SPEEDWAY  
FRED VAHLSING, JR.**

**PROPERTY LOCATION:**

**PINEHURST ROAD  
BLOCK 76, P/O LOT 82.02  
PLUMSTED TOWNSHIP  
OCEAN COUNTY, NEW JERSEY**

**FOR:**

**FRED VAHLSING, JR.  
C/O E.M.E.  
849 ROUTE 539  
NEW EGYPT, N.J. 08533**

**BY:**

**R. BLAIR STIEFBOLD  
APPRAISER AND CONSULTANT**

**AND**

**LAWRENCE V. MELAMED  
APPRAISER AND CONSULTANT**

**OF THE:**

**RONALD A. CURINI APPRAISAL COMPANY, INC.  
1540 KUSER ROAD, SUITE A-7  
HAMILTON, NEW JERSEY 08619  
CURINC@AOL.COM (E-MAIL)**

**AS OF:**

**MARCH 15, 2024**

**PART I**  
**SUMMARY**

## **TITLE PAGE**

**Green Acres Project Name  
And Offer Number:**

State House Commission  
#SHC-2019-003

**Property Owner:**

New Egypt Speedway, Inc.

**Identification of Subject Property:**

Block 76, P/O Lot 82.02  
Plumsted Township  
Ocean County, New Jersey

**Total Acreage:**

**Land Size (Before)**

6.00 Acres

**Land Size (After)**

4.98 Acres

**Part Taken**

1.02 Acres

**Acreage Being Acquired:**

1.02 Acres

**Effective Date:**

March 15, 2024

**Report Date:**

May 15, 2024

**Appraisers:**

R. Blair Stiefbold  
N.J. License #42RG00219100  
609-586-3500 (Ext. 107)  
609-586-3504 (Fax)  
[curinc@aol.com](mailto:curinc@aol.com) (E-mail)  
Lawrence V. Melamed  
N.J. License #42RC00102400



RONALD A. CURINI APPRAISAL COMPANY, INC.  
1540 Kuser Road, Suite A-7  
Hamilton, New Jersey 08619

Lawrence V. Melamed, CTA  
President

R. Blair Stiefbold  
Secretary/Treasurer

(609) 586-3500  
FAX (609) 586-3504  
curinc@aol.com

May 15, 2024

Mr. Fred Vahlsing, Jr.  
c/o E.M.E.  
849 Route 539  
New Egypt, N.J. 08533

Re: 849 Route 539  
Pinehurst Road  
Block 76, P/O Lot 82.02  
Plumsted Township  
Ocean County, New Jersey

Dear Mr. Vahlsing,

Pursuant to your request for an appraisal of the Market Value of the rear section of Block 76, P/O Lot 82.02 on the Plumsted Township Tax Map. We have personally inspected the parcel and investigated the conditions, which, in our opinion, were necessary to estimate their individual Market Values.

The purpose of this appraisal is to Estimate the Market Value of the Fee Simple Interest of the rear 1.02 acre part of Block 76, P/O Lot 82.02 on the Plumsted Township Tax Map.

We have come to the conclusion that the Market Value of the Fee Simple Interest of Block 76, P/O Lot 82.02 (without any damages to the remaining lands) as of March 15, 2024 is:

**TWELVE THOUSAND DOLLARS**  
**(\$12,000)**

Mr. Fred Vahlsing, Jr.

May 15, 2024

The appraisal reflects surface rights only.

This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute and possible review of its duly authorized representatives.

It also complies with the Uniform Standards of Appraisal Practice (U.S.P.A.P.) of the Appraisal Foundation.

The strength of the property is that it squares off the holdings of the lands owned by the State of New Jersey (Department of Environmental Protection).

The weakness of the property is that is a small triangular parcel of vacant land with limited functional utility.

“The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective dates(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.”

Respectfully submitted,



Lawrence V. Melamed  
SCRREA  
N.J. License #42RC00102400

Respectfully submitted,



R. Blair Stiefbold  
SCGRE  
N.J. License #42RG00219100

## **CERTIFICATE OF APPRAISERS**

**TO: FRED VAHLSING, JR.**

R. Blair Stiefbold, Appraiser and Consultant, and Lawrence V. Melamed, Appraiser and Consultant, the undersigned, have valued the Fee Simple Interest of the subject property identified as:

**PINEHURST ROAD (REAR)  
BLOCK 76, P/O LOT 82.02  
PLUMSTED 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.

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

We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Their engagement in this assignment was not contingent upon developing or reporting predetermined results.

Their compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Their analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

Lawrence V. Melamed and R. Blair Stiefbold made a personal inspection of the property that is the subject of this report.

No one provided significant professional assistance to the person signing this report.

The appraisers have not performed services regarding the subject property within the past three years.

**CERTIFICATE OF APPRAISERS (Continued)**

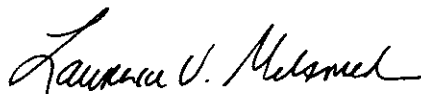
As of the date of this report R. Blair Stiefbold, has completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

It is the opinion of R. Blair Stiefbold and Lawrence V. Melamed that the indicated Market Value of the Fee Simple Interest, as of March 15, 2024 is as follows:

**TWELVE THOUSAND DOLLARS  
(\$12,000)**

**TWELVE THOUSAND DOLLARS, PER ACRE  
(\$12,000)**

R. Blair Stiefbold and Lawrence V. Melamed do further certify that to the best of their knowledge and belief, the statements of fact contained in this appraisal upon which the opinions expressed herein are based are true and correct, subject to the General Assumptions and General Limiting Conditions explained in the report; also, that this appraisal report has been made in conformity with and is subject to the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute and Standards for Appraisals in the New Jersey Administrative Code Chapter 40.



---

LAWRENCE V. MELAMED  
SCRREA  
N.J. License #42C00102400



---

R. BLAIR STIEFBOLD  
SCGRE  
N. J. License #42RG00219100

## **SUMMARY OF SALIENT FACTS**

**PROPERTY IDENTIFICATION  
AND LOCATION:**

Pinehurst Road (County Route 539)  
Plumsted Township  
Ocean County, New Jersey

**TAX MAP REFERENCE:**

Block 76, P/O Lot 82.02  
Plumsted Township

**OWNERSHIP:**

Fred Vahlsing, Jr. (New Egypt Speedway)  
849 Route 539  
New Egypt, New Jersey 08533

**PROPERTY TYPE:**

Vacant Land

**LAND SIZE:**

1.02 Acres (Tax Map) of a 6.00 Acre Tract

**ZONING:**

RD-1  
(3.50 Acre Minimum Lot Size)

**IMPROVEMENT SIZE:**

None

**HIGHEST AND BEST USE:**

To be Merged with Other Lands Owned by  
the State of New Jersey Department of  
Environmental Protection.

**INDICATED VALUE VIA**

**SALES COMPARISON APPROACH: \$12,000**

## **SUBJECT PHOTOGRAPHS**



**Looking Westerly from Taking Area**



**Looking Easterly at Taking Area**



## **SUBJECT PHOTOGRAPHS**



**Looking Easterly at Taking Area**



**Looking Easterly at Taking and Remaining Area**

## **SUBJECT PHOTOGRAPHS**



**Looking Easterly at Taking Area**



**Frontage on Route 539 Looking Westerly**



## **SUBJECT PHOTOGRAPHS**



**Looking Westerly at Remaining Land**



**Looking Westerly at Remaining Land**

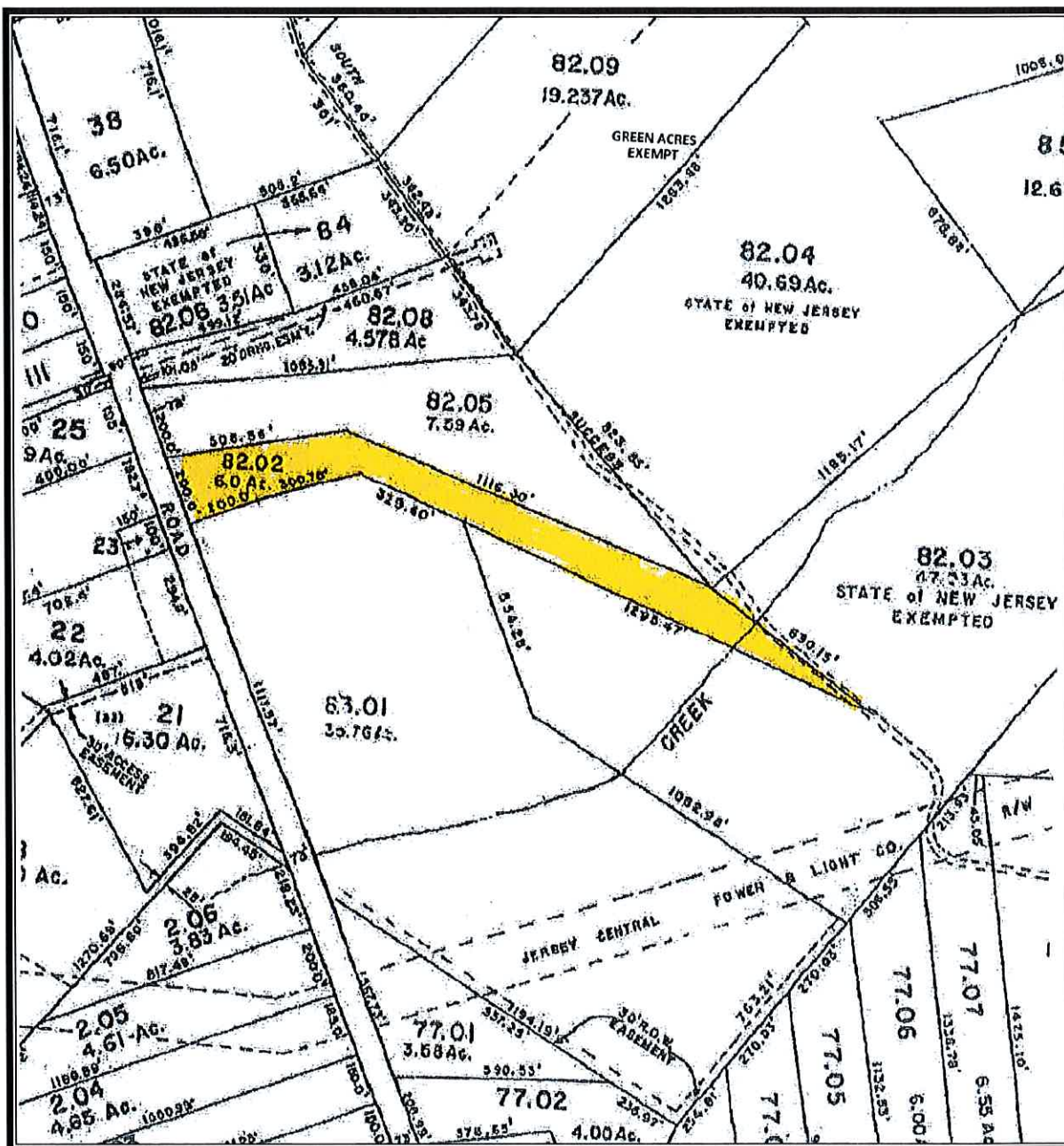
## **SUBJECT PHOTOGRAPHS**



**Looking Northerly at Remaining Land**



## TAX MAP



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**PART II**  
**GENERAL INFORMATION**

### **PURPOSE OF THE APPRAISAL**

The purpose of this appraisal is to estimate the Market Value of the Fee Simple Interest of the rear 1.02± acres of Block 76, P/O Lot 82.02 which is owned by the New Egypt Speedway (Fred Vahlsing, Jr.). This land abuts the New Egypt Speedway and is a parcel of vacant land.

### **INTENDED USE / INTENDED USERS**

The intended use of the appraisal is to establish a Market Value of the rear portion of Block 76, P/O Lot 82.02 (1.02± acres) that will be merged with Block 76, Lot 82.03.

The intended users are:

- 1.) New Egypt Speedway;
- 2.) State of New Jersey Department of Environmental Protection;
- 3.) State of New Jersey Fish and Wildlife.

Comments: The rear portion of Lot 82.02 will be given to the State of New Jersey as part of a land swap.

### **Sales History**

Deed Date: January 2007; Deed Book: 15351; Page: 1552  
Grantor: Richard Grosso  
Grantee: New Egypt Speedway  
Consideration: \$2,338,243  
Verification: Fred Vahlsing, Jr., (Grantee)  
Comments: Sold with Block 76, Lot 83.01 which is the New Egypt Speedway  
Sale Reflects: N/A

## SCOPE OF THE WORK ASSIGNMENT

The appraisal report has been prepared in accord with all professional appraisal standards and guidelines and the Uniform Standards of Appraisal Practice (USPAP) of the Appraisal Foundation and the Standards of Professional Practice (SPP) of the Appraisal Institute.

It is appropriate at this point to define and differentiate between the act of appraising and the report of an appraisal.

**AN APPRAISAL** is an estimate of value; it is the act or process of estimating value. It may be oral or written.

**AN APPRAISAL REPORT** is the oral or written document prepared in accord with professional appraisal standards identified as USPAP and SPP.

There are two (2) types of Appraisal Report formats:

1. **Appraisal Report, Written or Oral:** Appraisal involves selective research into appropriate market areas, the assemblage of pertinent data, the use of appropriate analytical techniques, and the application of knowledge, experience, and professional judgment to develop an appropriate solution to an appraisal problem. The appraiser provides the client with an opinion of real property value that reflects all pertinent market evidence with sufficient detail as required by the client's needs.
2. **The Restricted Appraisal Report:** Should contain a brief statement of information significant to the solution of the appraisal problem. Only the client intends it for use; everyone else is considered an unintended user.

Note: The subject report is considered an "Appraisal Report."

### **Definition of Scope of Work:**

**"The type of extent of research and analysis in an assignment to produce a credible report."**



## **SCOPE OF THE WORK** (Continued)

The appraisal problem to be solved is as follows:

1. **Extent to which the properties are identified.**

The subject property is identified as Block 76, P/O Lot 82.02 on the Plumsted Township, Ocean County, New Jersey Tax Map.

2. **Extent to which properties were inspected.**

A certified letter, return receipt requested was sent to Fred Vahlsing, Jr., President of New Egypt Speedway to set up an appointment to inspect the site. A meeting was set up for March 15, 2024. Mr. Melamed and Mr. Stiefbold met with him on that day. Photographs included in the report were taken on that day.

3. **Type and extent of data researched.**

The subject property is located in the RD-1 (Rural Development-1) zone of Plumsted Township. The minimum lot size is 3.50 acres. Permitted uses include single family residential dwellings and their customary accessory uses.

4. **Type and extent of analysis applied.**

The Market Value Estimate found in this appraisal report is based upon an analysis of vacant land in Plumsted Township and the surrounding townships.

### **HIGHEST AND BEST USE**

In analyzing the Highest and Best Use, the four factors were used; a.) physical use; b.) legal use; c.) financially feasible use and d.) maximally productive.

The property is zoned RD-1. The Highest and Best Use was based upon logic and observed evidence.

### **PROPERTY RIGHTS APPRAISED**

The property rights appraised in this appraisal report are in fee simple. This absolute ownership unencumbered by any other interest or estate subject to the four powers of government; police power; taxation; escheat; and eminent domain.

The appraisal reflects surface rights only.

## **HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS**

### **Hypothetical Conditions:**

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

The Hypothetical Condition is that Plumsted Township will approve the subdivision as provided the appraisers.

### **Extraordinary Assumptions:**

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

The subject property is free and clear from environmental contamination and debris.

## DEFINITIONS

### DEFINITION OF MARKET VALUE

*1. MARKET VALUE \* is defined as "the most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."*

Implicit in this definition is the consummation of sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. BUYER AND SELLER ARE TYPICALLY MOTIVATED.
- b. BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED AND EACH ACTING IN WHAT THEY CONSIDER THEIR OWN BEST INTEREST.
- c. A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET.
- d. PAYMENT IS MADE IN TERMS OF CASH IN U. S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO: AND
- e. THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD, UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE

\* *The Appraisal of Real Estate, 14th Edition, Pg. 59, Appraisal Institute.*

## **GENERAL ASSUMPTIONS**

This appraisal report has been made with the following general assumptions:

1. That title to the property is assumed to be good and marketable unless otherwise stated. No responsibility is assumed for the legal description or any legal matter.
2. That the definition of market value together with other definitions and assumptions on which our analyses are based are set forth in appropriate sections of this report and are to be part of these General Assumptions as if included in their entirety.
3. The property is considered to be under responsible ownership and management and free of all liens and encumbrances except as specifically discussed herein.
4. The information provided by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The sketches, plot plans and drawings included in this report are included only to assist the reader in visualizing the property.

## **GENERAL ASSUMPTIONS** (Continued)

6. It is assumed that there are no hidden or other unapparent conditions in the property, subsoil or structures, which would render them more or less valuable. No responsibility is assumed for such conditions or for engineering, which would be required to discover them. All insulating and building materials used in the structures (if any) on the appraised property are assumed to be free of potential health risks. Good structural and mechanical conditions are assumed to exist, and no opinion as to these matters is to be inferred or construed from the attached report.
7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, including I.S.R.A., (Industrial Site Remediation Act), unless non-compliance is stated, defined and considered in this appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been compiled with, unless a non-conformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, legislated or administrative consents from any local state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property herein and there are no encroachments or trespass unless noted within the report.

## **GENERAL LIMITING CONDITIONS**

This appraisal report has been made with, and subject to, the following General Limiting Conditions:

1. The appraiser herein, by reason of this appraisal report, is not required to give further consultation, testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements having been made relative to such additional employment.
2. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
3. Use and disclosure of the contents of this report are governed by the Bylaws and Regulations of the Appraisal Institute. Neither all or any part of the contents of this report (especially any conclusions as to value, identity of the appraiser, the firm with which they are connected, any reference to the Appraisal Institute, to the MAI or SRA designations) shall be disseminated to the general public through advertising/sales media, public relations media, news media, or other public means of communication without prior written consent and approval of the appraiser.
4. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualifications and only in its entirety.

## **GENERAL LIMITING CONDITIONS** (Continued)

5. The party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this report.
6. In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, asbestos, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. The appraiser however, is not qualified to detect such substances. The existence of any potentially hazardous insulation, building materials or toxic waste may have an effect on the value of the property and therefore we urge the client to retain an expert in this field if desired.
7. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.



### **PART III**

#### **DOCUMENTATION OF PROPERTY INSPECTION**

A certified letter with return receipt requested was sent to Fred Vahlsing, Jr., President of New Egypt Speedway, to set up an appointment. Mr. Vahlsing called the appraisal company and set up a meeting for March 15, 2024 to inspect the site. Mr. Melamed and Mr. Stiefbold met with him at the site. All three of them walked the subject property. Photographs included in this report were taken on that day.

A signed copy of the letter is in the Addenda.

## **PART IV**

### **PROPERTY DESCRIPTION**

The subject property is a vacant 6.00± acre lot that abuts the New Egypt Speedway. A 1.02± acre parcel will be deeded over to the State of New Jersey in a land swap.

## **SALES HISTORY**

There have been no transfer of title of the subject property within the past (5) years. As of the date of the appraisal, the subject property is not listed for sale or under contract of sale.

The last recorded transfer took place:

Deed Date: 10/12/2012; Recorded: 10/26/2012; Deed Book: 15351; Page: 1552

Grantor: B & F Racing, LLC (849 Route 539)

Grantee: New Egypt Speedway, Inc.

Consideration: \$2,238,243

Comments: This is a buyout of one partner's interest.

Prior Sale:

Deed Date: 1/4/2007; Recorded: 1/16/2007; Deed Book: 13487; Page: 1176

Grantor: New Egypt Speedway and Richard M. Grosso and Nancy Grosso (H/W)

Grantee: B & F Racing, LLC

Note: This sale was for both, Block 76, Lot 82.01 and Block 76, Lot 82.02.

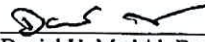
COUNTY OF OCEAN	
CONSIDERATION	2,338,243
REALTY TRANSFER FEE	45,762.01
DATE	10-26-12 BY Phil

(1)

Record and Return to:

Daniel V. Madrid, Esq.  
Fox Rothschild LLP  
997 Lenox Drive, Building 3  
Lawrenceville, New Jersey 08648

Prepared By:

  
Daniel V. Madrid, Esq.

*Ident*  
*see*  
*2/100-018 209*

**DEED**

**THIS DEED** is made on October 12, 2012,

BETWEEN

**B & F RACING, LLC**, a New Jersey limited liability company, having an office at 849 Route 539, New Egypt, New Jersey 08533, herein referred to as the "**Grantor**",

AND

**NEW EGYPT RACEWAY, INC.**, a New Jersey corporation, having an office at 849 Route 539, New Egypt, New Jersey 08533, herein referred to as the "**Grantee**".

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Million Three Hundred Thirty Eight Thousand Two Hundred Forty Three and 00/100 dollars (\$2,338,243.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference** (N.J.S.A. 46:15-1.1). Municipality of Township of Plumsted, County of Ocean and State of New Jersey, Block 76, Lots 82.02 and 83.01.

**Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Plumsted, County of Ocean and State of New Jersey. The legal description is as follows:

See Exhibit "A" attached hereto and made a part hereof.

Being the same lands and premises conveyed to the Grantor herein by a Deed from New Egypt Speedway, Inc., a New Jersey Corporation, and Richard M. Grosso and Nancy Gross, husband and wife dated January 4, 2007 and recorded January 16, 2007 in Deed Book 13487 page 1176.

**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

LVI 1733442v1 10/11/12

INSTR # 201211971 OR BK 15351 PG 1552 10/25/2012 01:13:25 PM  
SCOTT H. COLABELLA COUNTY CLERK, OCEAN COUNTY NEW JERSEY  
RTF TOTAL TAX \$45,762.01

*7A120834*

**TITLE INSURANCE COMMITMENT**  
*Issued by* **Trident Abstract Title Agency, LLC**  
**AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

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Commitment Number: TA-120834

**SCHEDULE C  
LEGAL DESCRIPTION**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Plumsted, in the County of Ocean, State of New Jersey:

BEGINNING at a concrete monument found in the Easterly sideline of Ocean County Route #539 (also known as Pinehurst Road), 40 feet from centerline, said monument being the terminus of the fifth course as described in Deed Book 3589 Page 758, said monument also lying in the Northerly line of lands now or formerly of W. Bryce Thompson IV as shown on a certain map entitled, "Proposed Minor Subdivision of Lot 82 Block 76", which map was filed in the office of the Ocean County Clerk on January 3, 1977 as Map No. B-748 and from said point of beginning running; thence

1. Along the Easterly sideline of Ocean County Route #539, 40 feet Easterly of and parallel with the centerline thereof, North 24 degrees 37 minutes 00 seconds West, a distance of 341.59 feet to an angle point in same, said angle point having a station of 58+10.85 as shown on Sheet 2 of 4 of "Revised Plan of Right of Way of Whiting-Hornerstown Road" dated November 1957 and filed in the Ocean County Engineers Office; thence
2. Still along same, North 24 degrees 15 minutes 00 seconds West, a distance of 969.70 feet to a capped iron pin set and corner to Lot 82.05; thence
3. Along the Southerly line of said Lot 82.05, North 77 degrees 08 minutes 10 seconds East, a distance of 506.56 feet to an iron pin found; thence
4. Along same, South 72 degrees 12 minutes 11 seconds East, a distance of 1116.30 feet to a point and common corner to Lots 82.02, 82.03, 82.04 and 82.05; thence
5. Along the Southwesterly line of lands conveyed to the State of New Jersey, Department of Environmental Protection by deed from Layman Cullers and Alice Cullers, his wife and recorded in the Office of the Ocean County Clerk on December 8, 1997 in Deed Book 5529 Page 628, South 57 degrees 05 minutes 54 seconds East, a distance of 630.15 feet to a concrete monument found and corner to lands of the State of New Jersey; thence
6. Along lands of the State of New Jersey, North 70 degrees 20 minutes 27 seconds West, a distance of 1295.47 feet to a point and corner; thence
7. Along the Westerly line of said lands of the State of New Jersey, South 24 degrees 15 minutes 00 seconds East, a distance of 554.38 feet to a point; thence
8. Along a Southerly line of same, South 60 degrees 50 minutes 16 seconds East, a distance of 1082.98 feet to a capped iron pin found in the Northwestern line of the aforementioned lands of W. Bryce Thompson, IV; thence

NJRB 3-07  
Effective 2/15/07

**TITLE INSURANCE COMMITMENT**  
*Issued by Trident Abstract Title Agency, LLC*  
**AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

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9. Along said line of Thompson, South 36 degrees 48 minutes 00 seconds West, a distance of 763.21 feet to a concrete monument found and corner; thence

10. Along the Northeasterly line of said lands of W. Bryce Thompson IV, North 60 degrees 41 minutes 55 seconds West, a distance of 1194.30 feet to the point and place of BEGINNING.

**Note for Information Only:**

Also known as Lot(s) 83.01 & 82.02, Block 76 in the Township of Plumsted, in the County of Ocean, also known as 720 Pinehurst Road.

*This is not an official document*

NJRB 3-07  
Effective 2/15/07





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)

B & F Racing, LLC

Current Resident Address:

849 Route 539

Street:

City, Town, Post Office

New Egypt

State

NJ

Zip Code

08533

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

76

Lot(s)

82.02 and 83.01

Qualifier

Street Address:

720 Pinehurst Road

City, Town, Post Office

Plumstead Township

State

NJ

Zip Code

08533

Seller's Percentage of Ownership

100%

Consideration

\$2,338,243

Closing Date

10/12/2012

**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.

10-12-2012

Date

FRED H. VAHLISING, JR.  
President

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

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 SS. County Municipal Code  
Mercer 1524  
MUNICIPALITY OF PROPERTY LOCATION Plumsted

FOR RECORDER'S USE ONLY  
Consideration \$ 2,338,243.00  
RTF paid by seller \$ 25,290.85  
Date 10-26-12 By PHL

\*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, Fred H Vahlsing 3rd being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Legal Representative in a deed dated October 12, 2012 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 76 Lot number 82.02 and 83.01 located at  
720 Pinhurst Road, Plumsted Township, Ocean County, NJ and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 2,338,243.00 (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  
1,500,000.00 + 120.40% = \$ 1,806,000.00

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. 56, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(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. 65, 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 12 day of October, 2012

Carl H. Carabelli  
CARL H. CARABELLI  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May 8, 2013

Signature of Deponent FRED H. VAHLSING, 3RD  
Deponent Address 720 PINHURST RD, PLUMSTED TWP.  
XXX-XXX-882 TRIDENT ABSTRACT TITLE AGENCY, LLC  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY  
Instrument Number 016744 County PLUMSTED  
Deed Number 1072-12 Book 1072-12 Page  
Deed Dated 10-26-12 Date Recorded 10-26-12

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08646-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at [www.state.nj.us/treasury/taxation/rtflocaltax.shtml](http://www.state.nj.us/treasury/taxation/rtflocaltax.shtml)



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

STATE OF NEW JERSEY } SS	County Municipal Code	FOR RECORDER'S USE ONLY	
COUNTY <u>OCEAN</u>	<u>15214</u>	Consideration \$ <u>2,338,243.00</u>	RTF paid by Buyer \$ <u>19,991.16</u>
MUNICIPALITY OF PROPERTY LOCATION: <u>Township of Plumsted</u>		Date <u>10-26-12</u>	By <u>Phil</u>

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

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions #3 and #4 on reverse side) XXX-XX-X 882  
Last 3 Digits in Grantee's Social Security Number

Deponent, Frederick Vahsing being duly sworn according to law upon his/her oath,  
deposes and says that he/she is the Grantee in a deed dated October 12, 2012 transferring  
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 76 Lot number 83.01 & 82.02 located at  
720 Pinehurst Road, Plumsted Township and annexed thereto.

(2) **CONSIDERATION** \$2,338,243.00 (See Instructions #1, #5 and #11 on reverse side)  
Entire consideration is in excess of \$1,000,000:

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

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

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

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

<input type="checkbox"/> Property Class. Circle applicable class(es): <u>1</u> <u>3B</u> <u>4B</u> <u>4C</u> <u>15</u>
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.)
<input type="checkbox"/> Exempt Organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
<input type="checkbox"/> 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 more than one 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 class 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	Assessed Valuation	Director's Ratio	Equalized Valuation
Property Class <u>4A</u>	\$1,289,800.00	112.12	\$ 1,289,800.00
Property Class <u>1</u>	\$218,800.00	112.12	\$ 218,800.00
Property Class <u>  </u>	\$ <u>  </u>	<u>  </u>	\$ <u>  </u>
Property Class <u>  </u>	\$ <u>  </u>	<u>  </u>	\$ <u>  </u>

(E) **REQUIRED CALCULATION OF EQUALIZED CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:** (See Instructions #6 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 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, the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(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 <u>12th</u> Day of <u>October</u> , 20 <u>12</u>	<u>Frederick Vahsing</u> Signature of Deponent 720 Pinehurst Road, Plumsted Township Deponent Address	<u>Frederick Vahsing</u> Grantee Name 720 Pinehurst Road, Plumsted Township Grantee Address at Time of Sale Trident Abstract Title Agency, LLC Name/Company of Settlement Officer
---	--	--

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NEW JERSEY - DIVISION OF TAXATION  
PO BOX 751  
CARL H. CARPENTIER, NJ 08595-0551  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May 8, 2013

FOR OFFICIAL USE ONLY  
Instrument Number    County OCEAN  
Deed Number    Book    Page     
Deed Dated 10-12-12 Date Recorded 10-26-12


The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: [www.state.nj.us/treasury/taxation/pt/localtax.shtml](http://www.state.nj.us/treasury/taxation/pt/localtax.shtml)

legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

**B & F RACING, LLC,**  
a New Jersey limited liability company

By:   
Daniel V. Madrid

By:   
Name: Fred H. Vahlsing 3rd  
Title: Manager

**ACKNOWLEDGEMENT OF B & F RACING, LLC**

STATE OF NEW JERSEY           )  
  ): ss.  
COUNTY OF MERCER           )

BE IT REMEMBERED, that on the 12<sup>th</sup> day of October, 2012 before me, the subscriber, a notary public of the State of New Jersey, personally appeared Fred H. Vahlsing 3rd, Manager of B & F Racing, LLC (the "Company"), I am satisfied, is the person who signed the within instrument; and I having first made known to him the contents thereof, he thereupon acknowledged that he signed and delivered the said instrument as such aforesaid, and that the within instrument is the voluntary act and deed of said Company.

  
Daniel V. Madrid  
Attorney at Law, State of New Jersey

## OCEAN COUNTY DATA

**Ocean County** is a county located along the Jersey Shore in the south-central portion of the U.S. state of New Jersey, and the southernmost county in the New York metropolitan area. The county borders the Atlantic Ocean on the east and in terms of total area is the state's largest county. Its county seat is Toms River. The county is part of the Jersey Shore region of the state.

Since 2020, Ocean County has been the fastest-growing county in New Jersey, with a population of 637,229 recorded at the 2020 United States census, its highest decennial count ever and ranking the county as the state's sixth-most populous county, with an increase of 60,662 (+10.5%) from the 576,567 enumerated at the 2010 census, which in turn had reflected an increase of 65,651 (+12.8%) from the 510,916 counted at the 2000 census. Since 2010, Ocean County's population has been growing faster than the United States as a whole. The United States Census Bureau's Population Estimates Program estimated a 2022 population of 655,735, an increase of 18,506 (+2.9%) from the 2020 decennial census.

Ocean County is located 50 miles (80 km) east of Philadelphia, 70 miles (110 km) south of New York City, and 25 miles (40 km) north of Atlantic City, making it a prime vacation destination for residents of these cities during the summer. As with the entire Jersey Shore, summer traffic routinely clogs local roadways throughout the season. Ocean County comprises 31.3% water.

Ocean County was established on February 15, 1850 from portions of Monmouth County, with the addition of Little Egg Harbor Township, which was annexed from Burlington County on March 30, 1891. The most populous municipality in the county is rapidly growing Lakewood Township with 135,159 residents in 2020, while Jackson Township covers 100.62 square miles, the largest total area of any municipality in Ocean County. According to the U.S. Census Bureau, as of the 2020 census, the county had a total of 914.84 square miles, of which 628.29 square miles was land and 286.55 square miles was water.

Much of the county is flat and coastal, with an extensive shoreline and many beaches along the Jersey Shore, including Barnegat Light, Beach Haven, Harvey Cedars, Lavallette, Mantoloking, Seaside Heights, Seaside Park, Ship Bottom, and Surf City. The highest point is one of three unnamed hills (one in Jackson Township, the other two in Plumsted Township) that reach at least 230 feet (70 m) in elevation. The lowest elevation in the county is at sea level along the county's lengthy Atlantic Ocean and Barnegat Bay coastlines.

The 2020 United States Census counted 637,229 people with a population density of 1,014.2 persons per square mile. Racial makeup was 92.2% White, 3.9% Black/African American, with the balance being Asian, Native American, Hispanic or Latino. The median income for a household in the county was \$46,443 and the median income for a family was \$56,420. Mantoloking was the wealthiest community in the State of New Jersey with a per capita monthly income of \$114,017.

Ocean County is governed by a Board of County Commissioners comprised of (5) members who are elected on an at-large basis.

## **OCEAN COUNTY DATA** (continued)

The 2nd and 4th Congressional Districts cover the county. For the 118th United States Congress, New Jersey's 2nd congressional district is represented by Jeff Van Drew (R, Dennis Township). For the 118th United States Congress, New Jersey's 4th congressional district is represented by Chris Smith (R, Manchester Township).

Ocean County College is the two-year community college for Ocean County, one of a network of 19 county colleges statewide. The school is in Toms River and was founded in 1964.

Georgian Court University in Lakewood Township is a private Roman Catholic Sisters of Mercy college, which opened in 1908 on the former winter estate of millionaire George Jay Gould I, son of railroad tycoon Jay Gould. Lakewood is also home to Beth Medrash Govoha,

a Haredi yeshiva with 5,000 students, making it one of the largest yeshivas in the world and the largest outside the State of Israel.

Stockton University has a campus located in Manahawkin offering undergraduate and graduate colleges of the arts, sciences and professional studies of the New Jersey state system of higher education. Ocean County has an extensive shoreline stretching along the Atlantic Ocean, including the Jersey Shore communities and oceanfront boardwalk resorts of Seaside Heights and Point Pleasant Beach.

Six Flags Great Adventure, America's largest Six Flags theme park, is home to the world's tallest and formerly fastest roller coaster, Kingda Ka. The park also contains Six Flags Hurricane Harbor, New Jersey's largest water park, and the 2,200-acre (890 ha) Safari Off Road Adventure, the largest drive-thru animal safari outside of Africa.

Approximately 40 miles (64 km) of barrier beaches form the Barnegat and Little Egg Harbor Bays, offering ample watersports. It also is home of the Tuckerton Seaport, a 40-acre (160,000 m<sup>2</sup>) maritime history village in Tuckerton. In addition to being the northeast gateway to New Jersey's Pine Barrens, Ocean County is also home to several state parks:

- Barnegat Lighthouse State Park covers 32 acres (13 ha) surrounding Barnegat Lighthouse at the northern tip of Long Beach Island.
- Island Beach State Park has 3,000 acres (1,200 ha) of coastal dunes.
- Double Trouble State Park includes 8,000 acres (3,200 ha) of land in the New Jersey Pine Barrens.
- Brendan T. Byrne State Forest includes 37,000 acres (15,000 ha) and was formerly known as Lebanon State Forest.
- Forked River State Marina

## **OCEAN COUNTY DATA** (continued)

The county had a total of 2,958.5 miles (4,761.2 km) of roadways, of which 2,164.2 miles (3,482.9 km) are maintained by the municipality, 615.5 miles (990.6 km) by Ocean County and 140.19 miles (225.61 km) by the New Jersey Department of Transportation and 38.59 miles (62.10 km) by the New Jersey Turnpike Authority.

Ocean County has various major roads that pass through. Those routes are listed below:

- U.S. Route 9 (The only U.S. Highway in the county)
- Route 13
- Route 35
- Route 37
- Route 70
- Route 72
- Route 88
- Route 166
- Interstate 195 (The only Interstate to pass through Ocean County; It runs entirely in Jackson Township)
- The Garden State Parkway extends 38.5 miles (61.95 km) from Bass River Township in Burlington County in the south to Wall Township in Monmouth County to the north. The Parkway's Ocean Service Area is located at milepost 76, between exits 74 and 77.

## **PLUMSTED TOWNSHIP DATA**

Plumsted Township is a township in Ocean County with a 2020 Census count of 8,072 people, a decrease of 349 from the 2010 Census. This township was incorporated as a township by an Act of the New Jersey Legislation on March 11, 1845 from portions of Jackson Township while the area was still part of Monmouth County. The township was named for Clement Plumsted, an English Quaker, who bought a large parcel of land, but never set foot in the area. At one time, Plumsted included (5) separate Superfund sites, (4) of which have been removed from the National Properties List.

According to the United States Census Bureau, the township had a total area of 39.53 square miles, including 39.14 square miles of land and .39 square miles of water. Colliers Mills Wildlife Management is a 12,906 acre wildlife management area located within portions of Plumsted and Jackson Township and operated by New Jersey Department of Environmental Protection. The township borders Jackson and Manchester Townships in Ocean County, New Hanover, North Hanover and Pemberton Townships in Burlington County and Upper Freehold Township in Monmouth County.

The community has a volunteer fire station, first-aid station and police department, as well as 7 Christian religious centers. It is also home to the famous New Egypt Speedway. There are 3,067 housing units at an average density of 77.2 per square mile. Median income for a household in the township is \$61,357 and the median income for a family was \$62,255.

Plumsted Township is governed under the Township form of New Jersey Municipal Government, one of 141 municipalities that use this form, the second most commonly used form of government in the state. Plumsted Township is located in the 4<sup>th</sup> Congressional District and is part of New Jersey's 12<sup>th</sup> Legislative District. New Jersey's 4<sup>th</sup> Congressional District is represented by Chris Smite and is represented in the U.S. Senate by Democrats Cory Booker and Bob Menendez. Ocean County is governed by a Board of County Commissioners comprised of 5 members who are elected on an at-large basis.

The Plumsted Township School District educates students in the public school from kindergarten through 12<sup>th</sup> grade, including special education students in pre-kindergarten.

The township has a total of 73.76 miles of roadways, of which 35.89 miles were maintained by the township and 37.87 miles by Ocean County. The only major roads that pass through are County Routes 528 and 537 along the northern border with Upper Freehold Township and County Route 539, which traverses more than 8 miles across the eastern section of the township. Interstate 195 is in close proximity in neighboring Upper Freehold Township.

### **NEIGHBORHOOD DATA**

The subject property is situated at the southern section of Plumsted Township in close proximity to Manchester Township (County Route 539) which runs from Mercer County through Monmouth County and into Ocean County. Route 539 runs through the joint MDL Bases of Maguire, Dix and Lakehurst. The most notable place in New Egypt is the New Egypt Speedway, which has been there for over 40 years. Route 539 has a mixture of commercial, light industrial and residential uses. Adjacent to the subject along the westerly boundary is a horse facility and across the street is a large mining operation owned by EME. All uses seem to be harmonious with one another. Neighborhood shopping is available at the intersection of Route 537 and 539. Six Flags is located in Jackson Township approximately 8 miles from the subject.

### **TRENDS OF VALUES, CURRENT MARKET CONDITIONS/MARKET ANALYSIS**

Values of most all types of properties continue to rise as the supply of homes is limited and demand is still strong. Buyers are still paying over asking price in many instances. Current office market conditions are still soft with many people still working from home due to the pandemic. The retail market is suffering as many people are shopping on-line and having everything delivered to their door instead of going out to the stores. There are many large blocks of office space that are vacant due to the lack of companies requiring attendance at the office. The industrial market is strong with warehouse space and still in demand with many municipalities fighting to keep large warehouses from being built. Interest rates are as high as they have been in a long time and there is no reduction in these rates in the near future.

## **NARRATIVE DESCRIPTION OF THE PROPERTY**

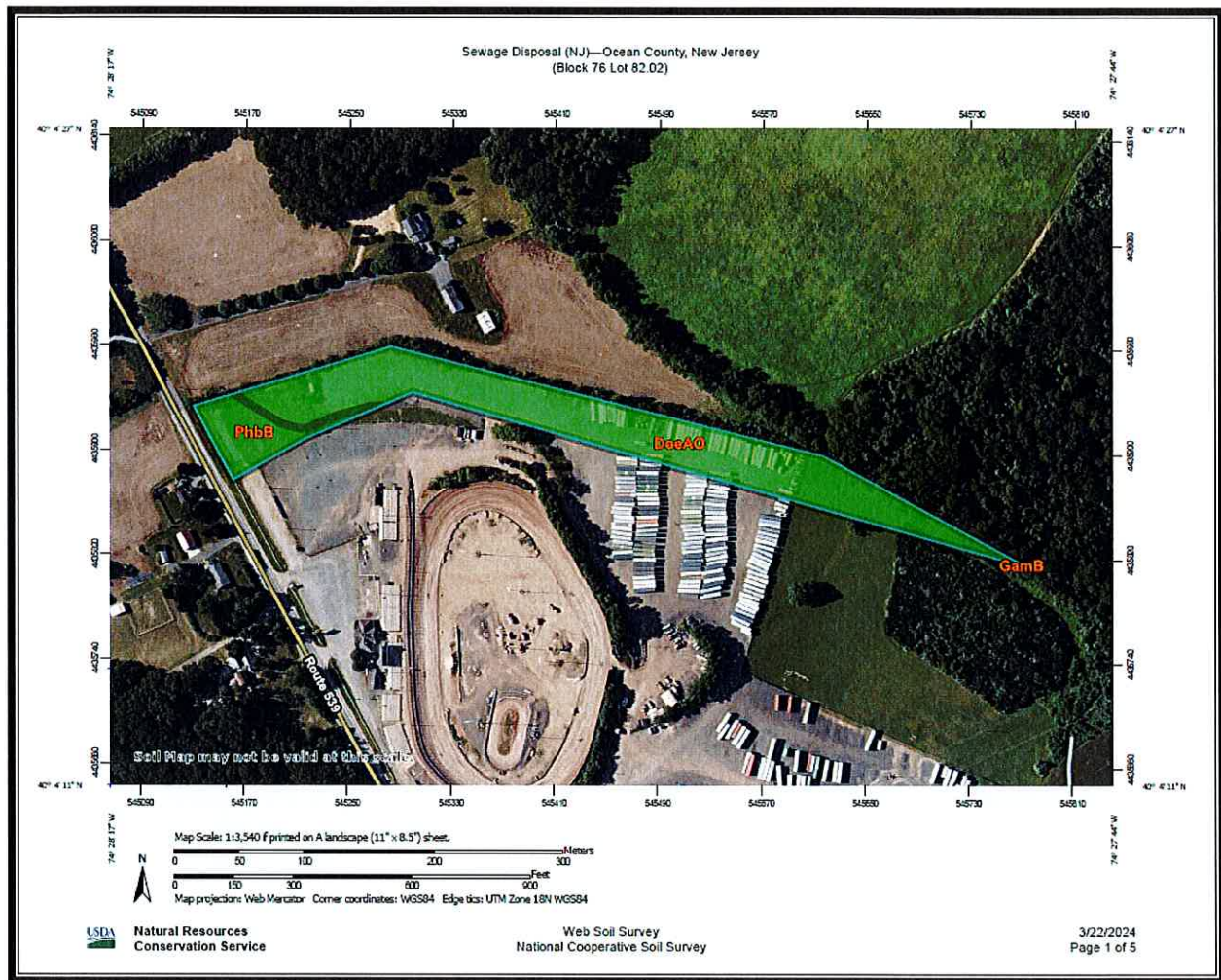
### **The Property**

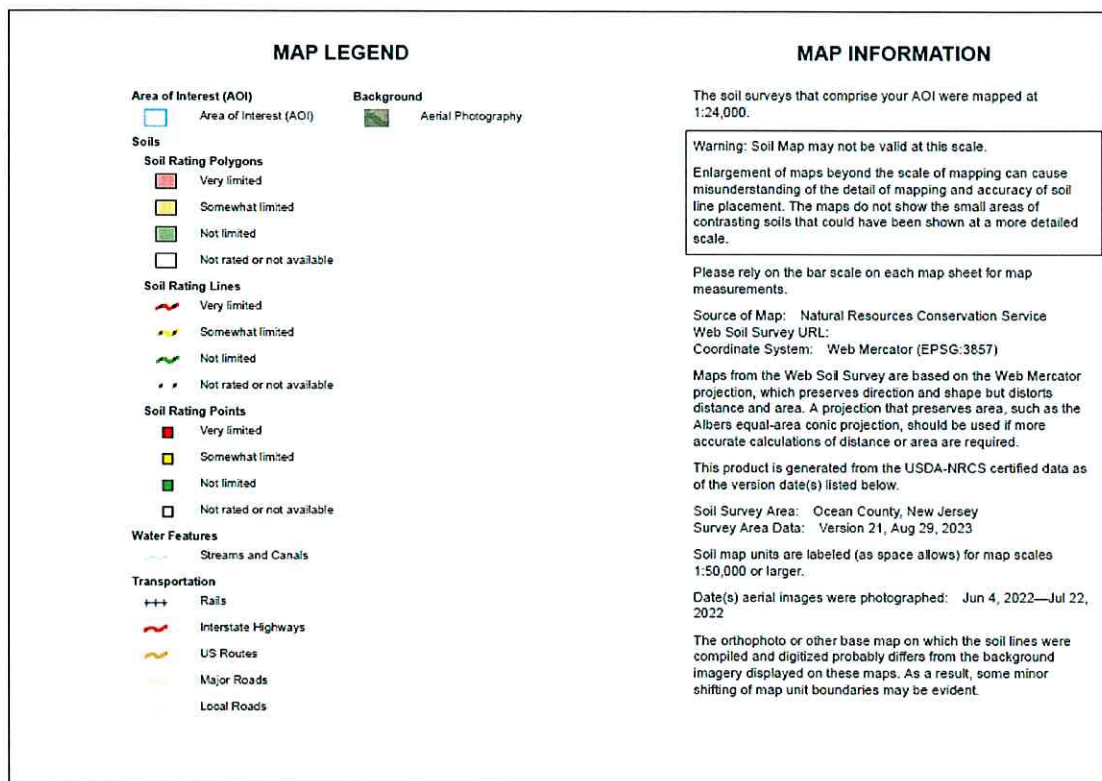
The subject property is located on the easterly side of Pinehurst Road (a.k.a. County Route 539), approximately ½ mile north of the intersection of Colliers Mill Road and the aforementioned street. It is legally known as Block 76, P/O Lot 82.02 on the Plumsted Township, Ocean County Tax Map. The site is an “L” shaped parcel of vacant land having 200± feet of frontage, depths to approximately 500± feet and then turning sharply some 1,500± feet crossing over a Creek to a small 1.02± acre triangular parcel at the rear of the site. The total site consists of 6.00± acres. The land is basically level and at the existing grade of Pinehurst Road. The front 200’ x 1,000’ section abuts the existing lands owned by the New Egypt Speedway.

Soils on the site are on the following pages.



# SEWAGE DISPOSAL AND SOILS MAP





## Sewage Disposal (NJ)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
DoeAO	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	Not limited	Downer (50%)		4.7	55.6%
GamB	Galloway loamy sand, 0 to 5 percent slopes	Very limited	Galloway (55%)	Depth to apparent zone of saturation (1.00)	0.0	0.1%
			Atsion (5%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Mullica, rarely flooded (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
PhbB	Phalanx loamy sand, 2 to 5 percent slopes	Not limited	Phalanx (85%)		0.8	14.3%
			Downer (5%)			
			Evesboro (5%)			
			Lakewood (5%)			
Totals for Area of Interest					5.5	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	5.5	99.9%
Very limited	0.0	0.1%
Totals for Area of Interest	5.5	100.0%

## Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.



Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

### Rating Options

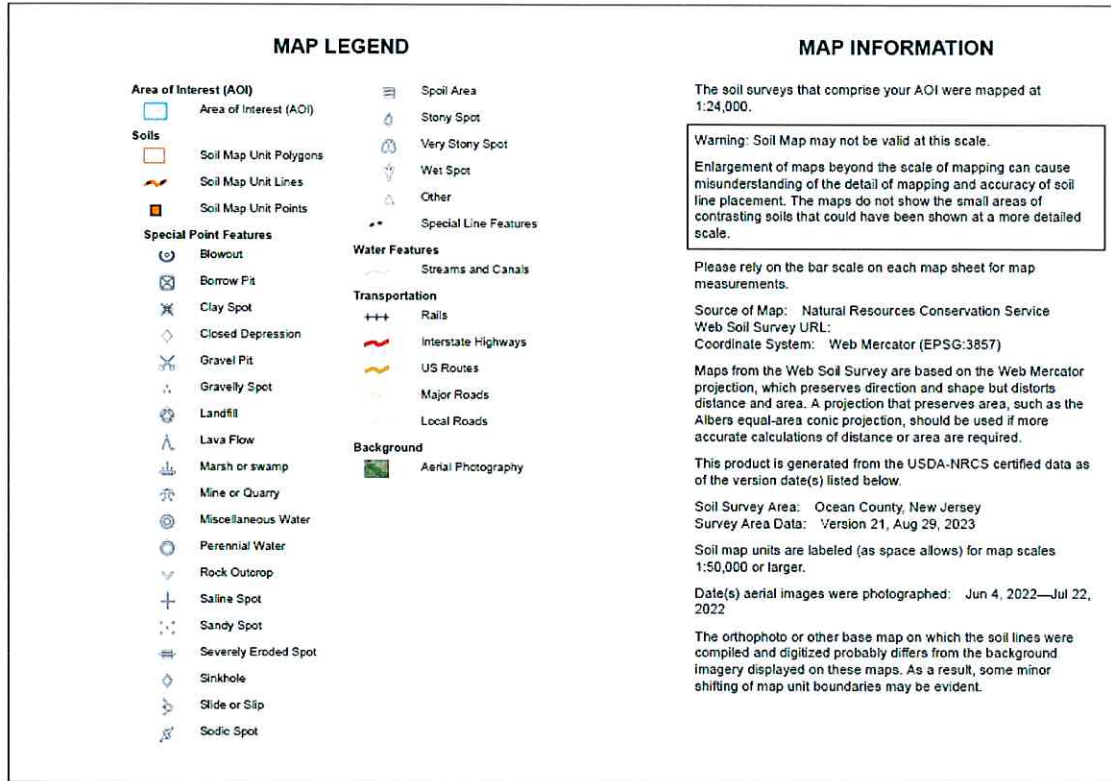
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# SOILS MAP





### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoeAO	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	4.7	55.6%
GamB	Galloway loamy sand, 0 to 5 percent slopes	0.0	0.1%
PhbB	Phalanx loamy sand, 2 to 5 percent slopes	0.8	14.3%
Totals for Area of Interest		5.5	100.0%





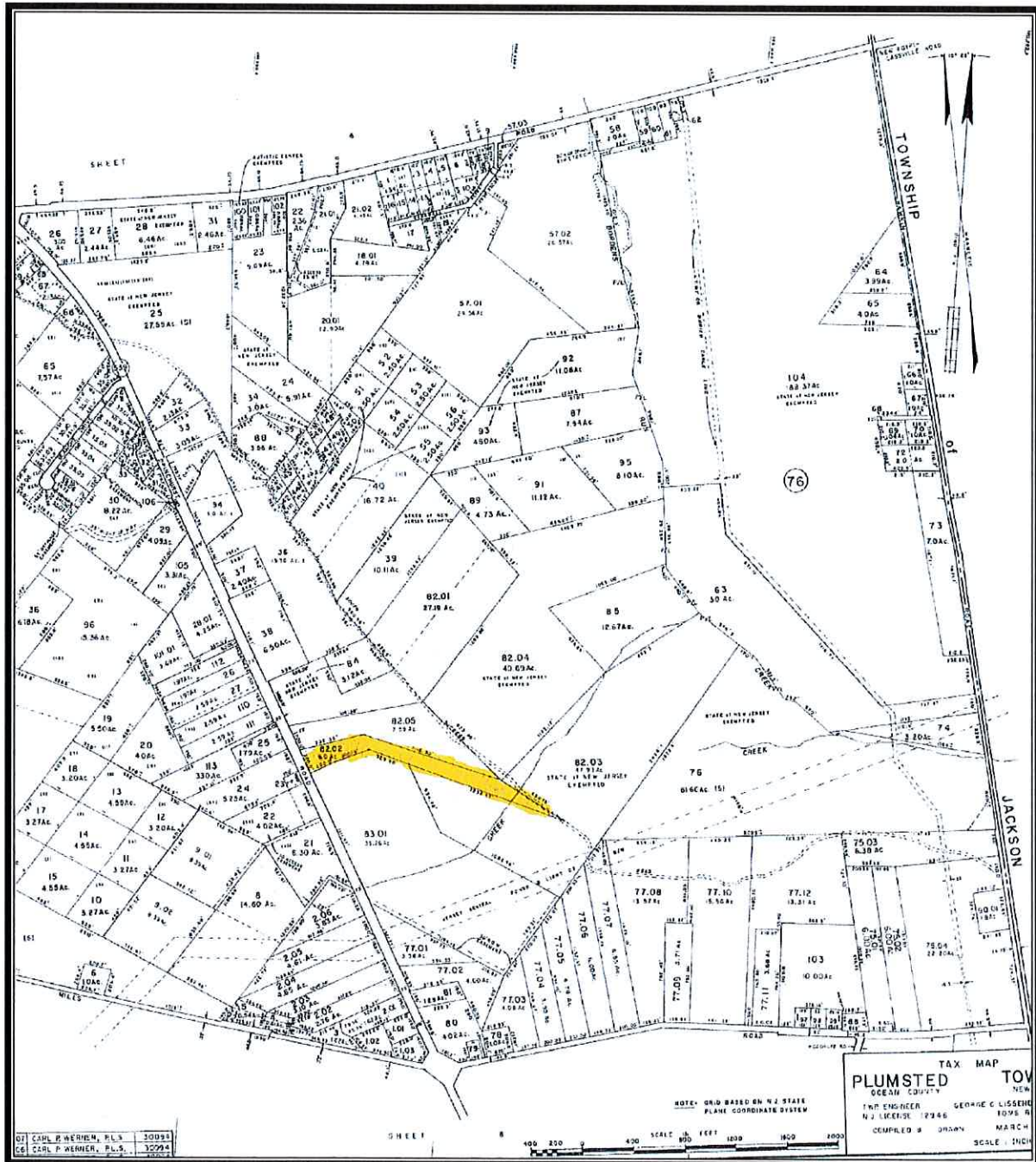
**NARRATIVE DESCRIPTION OF THE PROPERTY** (continued)

The appraisers have been furnished a map prepared by Nautilus Environment Group, 15 Quaker Road, Princeton, New Jersey 08550.

Streams:	None
Tidelands:	None
Flood Plain:	Zone A, Map #34029C0130F, dated 9/20/2016
Coastal Wetlands:	None
Freshwater Wetlands:	None

Pinelands Management Area

# TAX MAP



## **NARRATIVE DESCRIPTION OF THE PROPERTY** (Continued)

### **Access, Functional Utility of the Site**

The site has 200 feet of frontage on Pinehurst Road (a.k.a. County Route 539).

### **Frontage, Land Size, Frontage Ratio, Shape and Depth**

The subject does have access to a public street. The frontage ratio is 33.33 feet per acre.

### **Topography**

The site is basically level, clear and at the existing road grade.

### **Environmental Factors, Safety Factor**

Inspection of the area did not reveal any visible hazards or nuisances that would affect the site. There does not appear to be any hazardous substances located on the site. The appraisers are not experts of hazardous substances, defined as all hazardous or toxic materials, waste, pollutants or contaminants, including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals used in construction or otherwise present on the property. The appraisers assume no responsibility for studies or analyses, which would be required to conclude the presence or absence of such substances or loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired.

### **LANDS TO BE GIVEN TO N.J.D.E.P.**

The lands that are to be given to the New Jersey Department of Environmental Protection are situated at the extreme end of the site. The area encompasses 1.02± acres of vacant land, some of which is cleared and some of which is wooded. As you can tell from the map, the parcel to be given to the N.J.D.E.P. is some 1,600± feet from the lots road frontage. The appraisers believe that this small 1.02± acre parcel does not have a lot of value to the entire parcel. It is also situated on the other side of a small stream which bisects the lot. A copy of that map follows. This 1.02± acre parcel has little to no effect on the overall valuation of the property.



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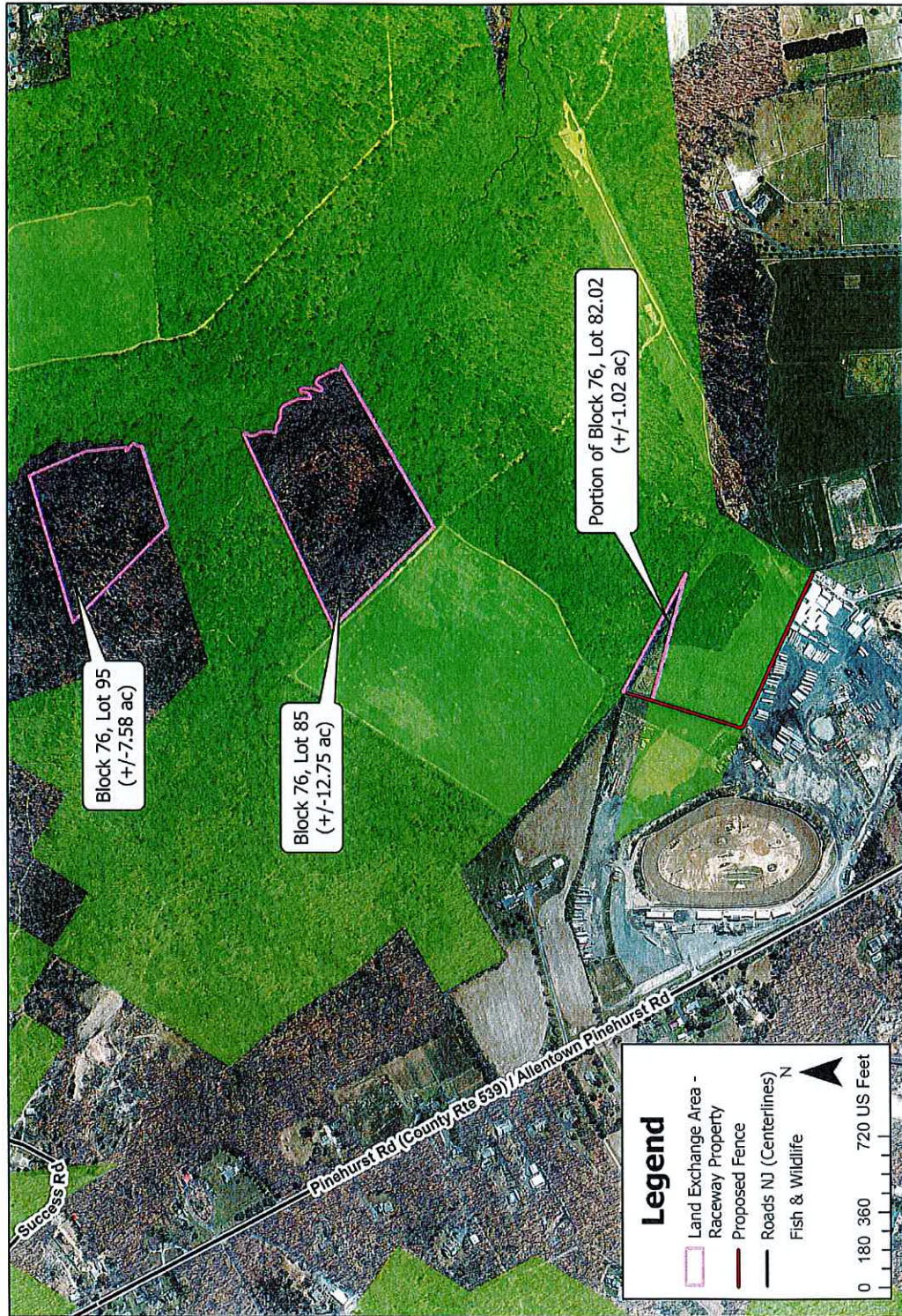
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# **Schedule A-1: Map of the Raceway Property, Township of Plumsted, Ocean County**



The following page shows the following:

Figure #1 – Aerial Map;

Figure #2 – Surface Water Map (None);

Figure #3 – Wetlands Map (None).

Flood Plain: New Jersey Map #34029C0130F, dated 9/29/2016.



FIGURE 1 - AERIAL MAP



FIGURE 1 – AERIAL MAP

PROJECT NAME AND LOCATION: Block 76, Portion of Lot 82.02.  
BLOCK AND LOT AND MUNICIPALITY: Block 76, Portion of Lot 82.02.  
CURRENT OWNER: New Egypt Raceway, Inc., 849 Route 539, New Egypt, NJ.

AREA GIVEN IN ACREAGE: 1.02 acres.  
LOT PERIMETER DIMENSIONS: Dimensioned on Figure 1.

IMPROVEMENTS: None.

ACQUISITION AREA: Not Applicable. Allowing the contractual agreement with NJDEP.

HIGHLANDS: Not Applicable.

PURCHASE: Not Applicable.

EASEMENTS ETC.: According to a title report (NCS-1154903-NJ), dated

November 4, 2022, there is a 155 ft. wide JCP&L co. easement

across Lot 82.03 (not shown). Importantly, this easement does not extend

onto the portion of Lot 82.02 proximate the New Egypt Raceway.

STREAMS: None.

TIDE LANDS CLAIMS: None.

FLOODPLAIN: None. Zone A shown on Figure 4 (FIRM Flood Insurance Rate Map,

Ocean County, New Jersey, Map Number 34029C0130F, September 29, 2006).

COASTAL WETLANDS: None.

FRESHWATER WETLANDS: None.

PINELANDS: Management Area.

NORTH

1,000 FEET

SOURCE: NJDEP NIGROWEB, AUGUST, 2023



BLOCK 76, PORTION OF 82.02  
PLUMSTED TOWNSHIP  
OCEAN COUNTY, NJ

PROJECT REFERENCE MAP

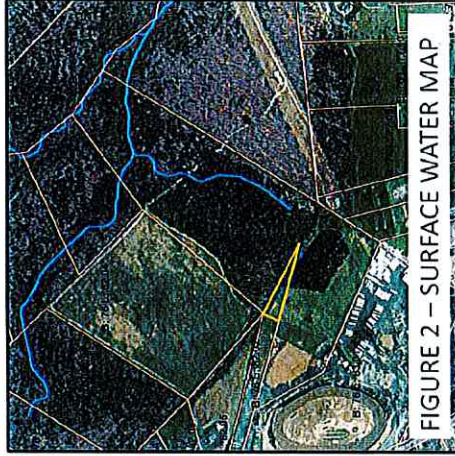


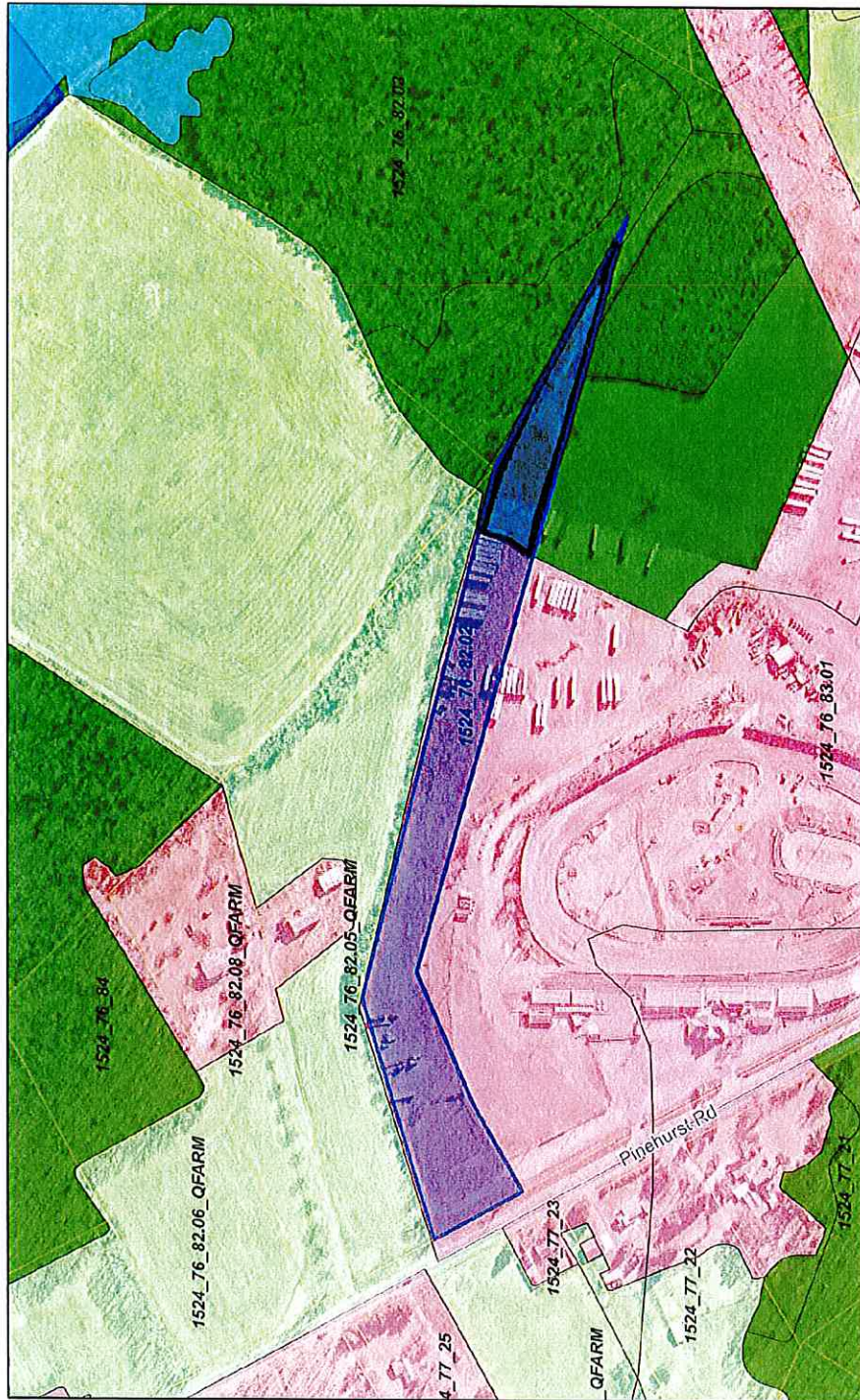
FIGURE 2 – SURFACE WATER MAP



FIGURE 3 – WETLAND MAP



# Imagery 2023 - BI 76, Lot 82.02

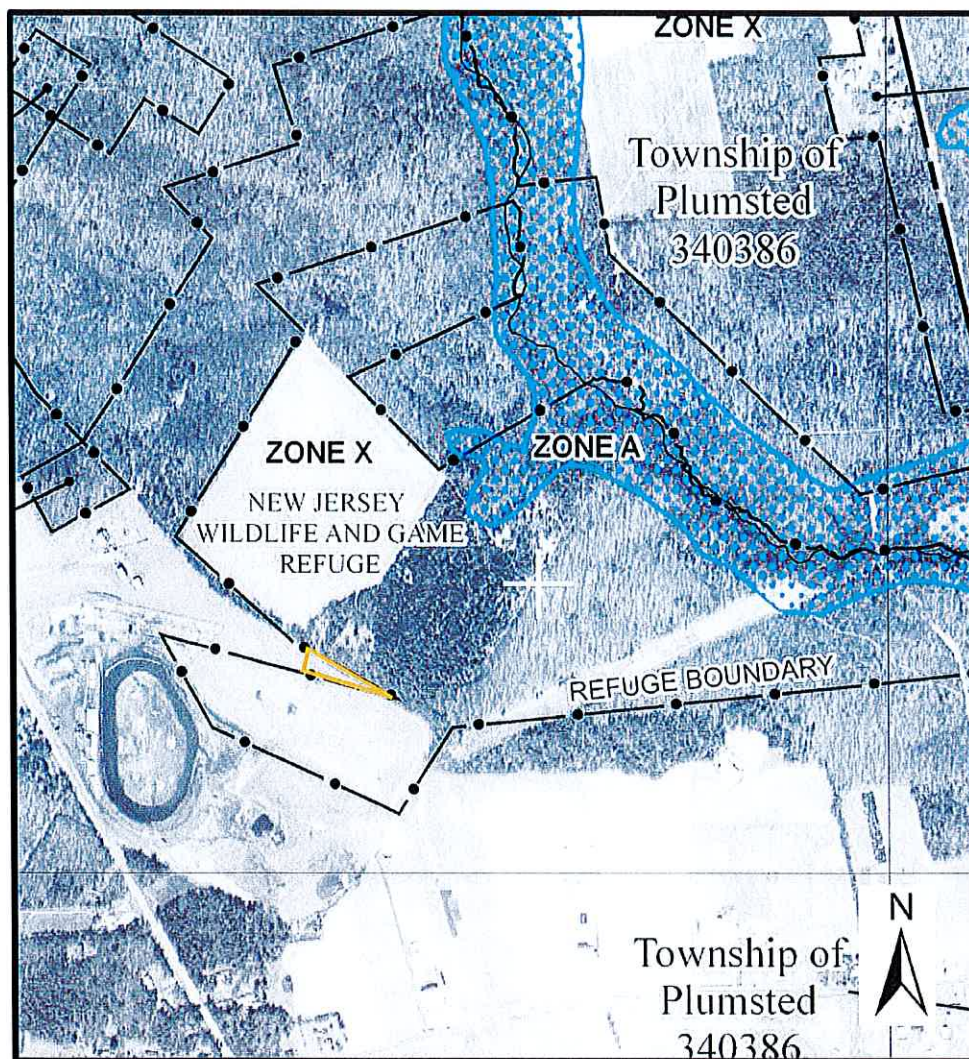


12/13/2023, 3:20:31 PM

- Overview 1
- Layers 2020
- AGRICULTURE
- FOREST
- URBAN
- WETLANDS
- Roads (Centelines)
- Parcels (Block and Lot Data - For Internal Purposes Only - Do Not Distribute - Parcels)
- Red Band 1
- Green Band 2
- Blue Band 3

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, State of New Jersey, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, This imagery acquisition project was a cooperative effort between the U.S. Geological Survey (USGS) and a coalition of New Jersey (NJ) partners including the NJ Department of Environmental Protection (NJDEP).





Approximate Scale: 1,000 FT

Source: FIRM Flood Insurance Rate Map, Ocean County, New Jersey, Map Number 34029C0130F, September 29, 2006.



Nautilus Environmental Group, LLC

"HELPING YOU ATTAIN YOUR GOALS"  
Nautilus Environmental Group, LLC  
15 Quaker Road  
Princeton Junction, NJ 08550

BLOCK 76, PORTION OF 82.02  
PLUMSTED TOWNSHIP  
OCEAN COUNTY, NJ

FIGURE 4  
FEMA FIRM MAP

### TAX ASSESSMENT INFORMATION

Plumsted Township is attempting to assess at 100% of true value. The 2023 Tax Rate is \$2.595 per \$100 of assessed valuation and the 2024 tax assessment for this parcel is (October 1, 2023):

#### Block 76, Lot 82.02

LAND:	\$138,800
IMPROVEMENTS:	\$ 0
TOTAL:	\$138,800

This will produce a tax bill of:	\$3,601.86
State Directors Ratio:	72.02%
Indicated Value by Ratio:	\$192,700

## ZONING

The subject property is zoned RD-1 (Rural Development). The following uses shall be permitted in the RD-1 zone:

- 1.) Detached single family dwelling units with a minimum lot area of 3.50 acres and 200 feet minimum width and 200 feet front yard setback;
- 2.) Agriculture;
- 3.) Agricultural employee housing;
- 4.) Forestry;
- 5.) Recreational facilities (other than amusement parks).

The complete zoning ordinance follows.

The subject property conforms to current zoning.

## Chapter 15. Zoning

### § 15-14.6. RD-1 Rural Development Area Zone.

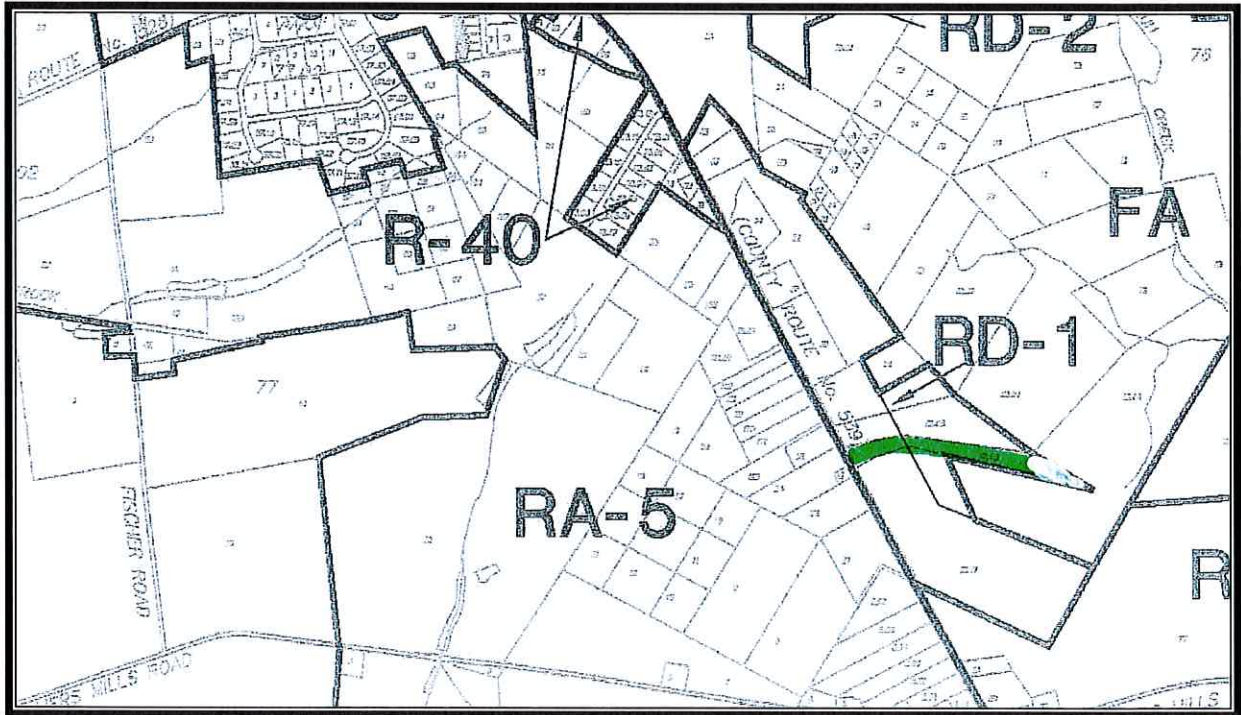
[Ord. 8/9/82, § 2; Ord. 6/13/83, § II; Ord. 5/27/88, § 17; Ord. 5/8/89, § 4; Ord. #92-14, §§ 4, 5; Ord. #97-01, § 12; Ord. #99-09, § 1; Ord. # 2012-04, §§ 9, 10]

a. The following uses shall be permitted in the RD-1 rural development area zone:

1. Detached single-family dwelling units in accordance with subsections (a) through (f) below, provided that clustering of the permitted single-family detached dwellings in accordance with Subsection 15-14.21s shall be required whenever two or more units are proposed as part of a residential development.
  - (a) Minimum lot area, three and five-tenths acres.
  - (b) Minimum lot width, 200 feet.
  - (c) Minimum front yard setback, 200 feet except as provided in Subsection 15-14.21h, 2.
  - (d) Minimum rear yard setback, 50 feet.
  - (e) Minimum side yard setback, 25 feet.
  - (f) Minimum accessory use setback
    - (1) All newly created and pre-existing conforming lots - 25 feet;
    - (2) Pre-existing lots of 2.0 to 3.5 acres - 20 feet;
    - (3) Pre-existing lots of 1.0 to 2 acres - 15 feet;
    - (4) Pre-existing lots of less than 1 acre - 10 feet.
2. Agriculture.
3. Agricultural employee housing as an element of, and accessory to, an active agricultural operation.
4. Forestry.
5. Recreational facilities, other than amusement parks.
6. Agricultural commercial establishments.
7. Agricultural processing facilities and other light industrial uses.
8. Public service infrastructure, except that centralized waste water treatment and collection facilities shall be permitted in the rural development area zone only in accordance with Subsection 15-14.21g4(b).
9. Institutional uses.

10. Detached single-family residences on lots of three and two-tenths acres in accordance with Subsection 15-14.21o.
  11. Detached single-family residences on lots of one acre in accordance with Subsection 15-14.21p.
- b. Permitted Accessory Uses.
1. Signs subject to the provisions of Subsection 15-14.21h.
  2. Single-family detached dwellings in the RD-1 Rural Development Area Zone, which are not clustered in accordance with the standards of Subsection 15-14.21s may be permitted, provided that:
    - (a) The Planning Board finds that:
      - (1) Clustering of the proposed dwellings would be inconsistent with the standards of § 15-14, Pinelands Area Requirements; or
      - (2) Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than nonclustered development. The extent to which the development of new roads might impact forest contiguity shall be considered in determining whether this standard is met.
    - (b) The following minimum standards are met:
      - (1) Minimum lot area: three and five-tenths acres.
      - (2) Minimum lot width, 200 feet.
      - (3) Minimum front yard setback, 200 feet except as provided in Subsection 15-14.21h2.
      - (4) Minimum rear yard setback, 50 feet.
      - (5) Minimum side yard setback, 25 feet.
      - (6) Minimum accessory use setback.
        - (i) All newly created and pre-existing conforming lots — 25 feet.
        - (ii) Pre-existing lots of 2.0 to 3.5 acres — 20 feet.
        - (iii) Pre-existing lots of 1.0 to 2 acres — 15 feet.
        - (iv) Pre-existing lots of less than 1 acre — 10 feet.
  3. Other customary accessory uses and buildings.
- c. Conditional Uses.
1. Detached single-family residences on lots of one acre in accordance with Subsection 15-14.21q.
- d. Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use within the RD-1 zone shall be less than that needed to meet the water quality standards of Subsection 15-14.21g4(d), whether or not the lot may be served by the centralized sewer treatment or collection system.

## ZONING MAP





**PART V**  
**PROPERTY VALUATION**

## HIGHEST AND BEST USE

The Appraisal Institute defines *Highest and Best Use* as follows:

*"The most probable, likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to demand in the reasonably near future. However, elements affecting value that depend on events or a combination or occurrences that, although in the realm of possibility, are not fairly shown to be reasonably probable, should be excluded from consideration. Also, if the intended use is dependent on an uncertain act of another person, the intention cannot be considered."*

*"That use of the land that may reasonably be expected to produce the greatest net return to land over a given period of time. That legal use that will yield to land the highest present value, sometimes called "optimum use."*

In estimating Highest and Best Use, there are essentially four (4) stages of analysis:

1. **Possible Use.** What uses of the site in questions are physically possible?
2. **Permissible Use (Legal).** What uses are permitted by zoning and deed restriction on the site in question?
3. **Financially Feasible Use.** Which possible and permissible uses will produce a net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses, which use will produce the highest net return to the highest present worth or what use will be maximally productive?

The highest and best use of the land (or site), as if vacant and ready to be improved upon for use, may be different from the highest and best use of the property as improved. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site. For this reason, in the following paragraphs, the appraiser has applied the four (4) tests of highest and best use to both the subject land as "is vacant".

**HIGHEST AND BEST USE** (Continued)

**(VALUE BEFORE)**

**"AS IS" VACANT  
(Block 76, P/O Lot 82.02)**

**PHYSICALLY POSSIBLE**

We have considered all information pertaining to the physical characteristics of the site including size, shape, access, topography and utilities, and concluded that the subject site is physically suited to the permitted uses of the zoning, which allows residential development. The soils located on the subject would allow for residential construction with specialized septic systems.

**LEGALLY PERMISSIBLE**

We have reviewed the municipal zoning ordinance and applicable environmental regulations to determine that the subject property meets the zoning required for residential construction. Zoning is RD-1 which allows one (1) house for every 3.5 acres. The site does have the required frontage, depth, size and side yard requirements to erect a single family residential dwelling.

## **HIGHEST AND BEST USE** Continued)

### **FINANCIALLY FEASIBLE**

Financial feasibility is defined as the ability of a project to produce sufficient revenue to pay all expenses and charges, plus provide a return on and return of capital invested in the project. Alternatively stated, a project is financially feasible if the value upon completion is sufficiently greater than the cost to develop, such that an entrepreneur is motivated to undertake the project. It is financially feasible to construct a single family residential dwelling on the site.

### **MAXIMALLY PRODUCTIVE**

To determine the maximally productive use, the appraiser reviewed the alternative uses and concluded that no physically possible, legally permitted, financially feasible use would provide a higher return on investment than the existing use or future residential use.

Considering the possible uses of the site, the permissible or legal uses, the financially feasible uses, and the maximally productive use of the site, the appraiser is of the opinion that the highest and best use of the site is:

### **SINGLE FAMILY RESIDENTIAL DWELLING**

## **VALUE AFTER**

### **(Block 76, Lot 82.02 – 4.98 Acres)**

All of the tests of Highest and Best Use are the same in the value after. The property will still have 200± feet of frontage and more than enough land to meet current zoning. It will not eliminate any of the accessory uses such as a garage, pool or tennis court from being erected on the site.

The Highest and Best Use of the 4.98± acre lot (After) the loss of 1.02± acres is still a:

### **SINGLE FAMILY RESIDENTIAL DWELLING**

### **PROPERTY VALUATION – (BEFORE)**

The subject property consists of a 6.00± acre vacant lot with 200± feet of frontage on Pinehurst Road (a.k.a. Route 539) and an irregular depth of some 1,500± feet. The land abuts the adjacent New Egypt Speedway.

### **PROPERTY VALUATION – (AFTER)**

The State of New Jersey wishes to acquire the rear 1.02± acre triangular section of the subject. The elimination of this part of the subject property has no detrimental effect on the remaining 4.98± acres. All of the existing frontage will remain. It does not affect the functional utility of the parcel. It will be a 4.98± acre vacant parcel that abuts the New Egypt Speedway.

**PART VI**  
**APPRAISAL PROCESS AND DOCUMENTATION**



## **APPRAISAL PROCESS AND DOCUMENTATION**

The appraisal process is the orderly program in which the data used to estimate the value of the subject property are acquired, classified, analyzed and presented. The first step is defining the appraisal problem, i.e.; identification of the real estate, the effective date of the value estimate; the accomplished, the appraiser collects and analyzes the factors that affect the market value of the subject property. These include area and neighborhood analysis, site and improvement analysis, highest and best use analysis, and the application of the three approaches to estimating the property's value. Appraisers generally use three approaches to value; the Cost Approach, the Sales Comparison Approach (also known as the Market Data Approach) and the Income Capitalization Approach. The approaches utilized are then reconciled to a final value estimate.

The cost approach to value requires accrued depreciation to be deducted from the replacement or reproduction cost new of the improvements, the result of which is added to the estimated land value. The resultant figure general indicates the value of the whole property in fee simple. The land value estimate is derived through the Sales Comparison Approach.

Replacement or reproduction cost new of the improvements is estimated on the basis of current prices for the component parts of the building, less accrued depreciation, computed after analyzing the disadvantages or deficiencies of the existing building, as compared to a new building. This approach tends to reflect a reliable value indicator when the improvements have minimal physical depreciation. Older properties with significant depreciation render this valuation approach as less reliable and, thus, merely supportive of the other approaches to value.

This approach will not be used since the property being appraised is vacant land.

## **APPRAISAL PROCESS (Continued)**

The Sales Comparison Approach is used to estimate the value of the land, as if vacant, and/or the whole property, as improved. The appraiser gathers data on sales of comparable properties and analyzes the nature and condition of each sale, making adjustments for dissimilar characteristics. Typically, a common denominator is found. It is the price per acre of land.

The Income Capitalization Approach is predicted on the assumption that there is a definite relationship between the amount of income a property will earn and its value. This approach is based on the principle of anticipation; that value is created by the expectation of benefits derived from the income stream and the ultimate sale of the property in the future.

The Income Capitalization Approach involves a process wherein an actual or estimated net annual income of the subject property is processed (Capitalized or Discounted) to produce an indication of value. This approach will not be used as the property is not considered an investment type property.

In this appraisal, the Sales Comparison Approach will be utilized to estimate the Market Value of the subject property (Before and After).

## **SALES COMPARISON APPROACH**

The Sales Comparison Approach is the process in which a market value estimate is derived by analyzing the market for similar properties and comparing these properties to the subject property. The concepts of anticipation and change, together with the principles of supply and demand, substitution, balance and externalities are basic to the approach.

The comparative techniques of analysis applied in the Sales Comparison Approach are fundamental to the valuation process. Estimates of market rent and other value parameters may be derived in the other approaches to value using comparative techniques. These elements are also analyzed in the Sales Comparative Approach to determine the adjustments made to the sale prices of comparable properties.

In the Sales Comparison Approach, market value is estimated by comparing the subject property to similar 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, etc. Elements of comparison are tested against market evidence to determine which elements are sensitive to change and how they affect value.

### **SALES COMPARISON APPROACH (Continued)**

Since a sufficient quantity of similar transactions within a reasonable time frame to the date of the appraisal were available, the Sales Comparison Approach was considered an appropriate method of valuation.

In this analysis, the appraiser will estimate the value of the subject property via the sales comparison technique, whereby; the market value of the subject is estimated by adjusting the comparison sales to the subject for all differences. A positive adjustment indicates inferiority of the sale property with respect to a particular characteristic; conversely, a negative adjustment indicates the sale property's superiority.

## **VALUATION**

The following (5) sales are applicable to both the value before and the value after:

In arriving at the value of the subject property after the 1.02± acre lot is given to the State of New Jersey, the appraisers will use a percentage of a damage factor to the value of the lot.

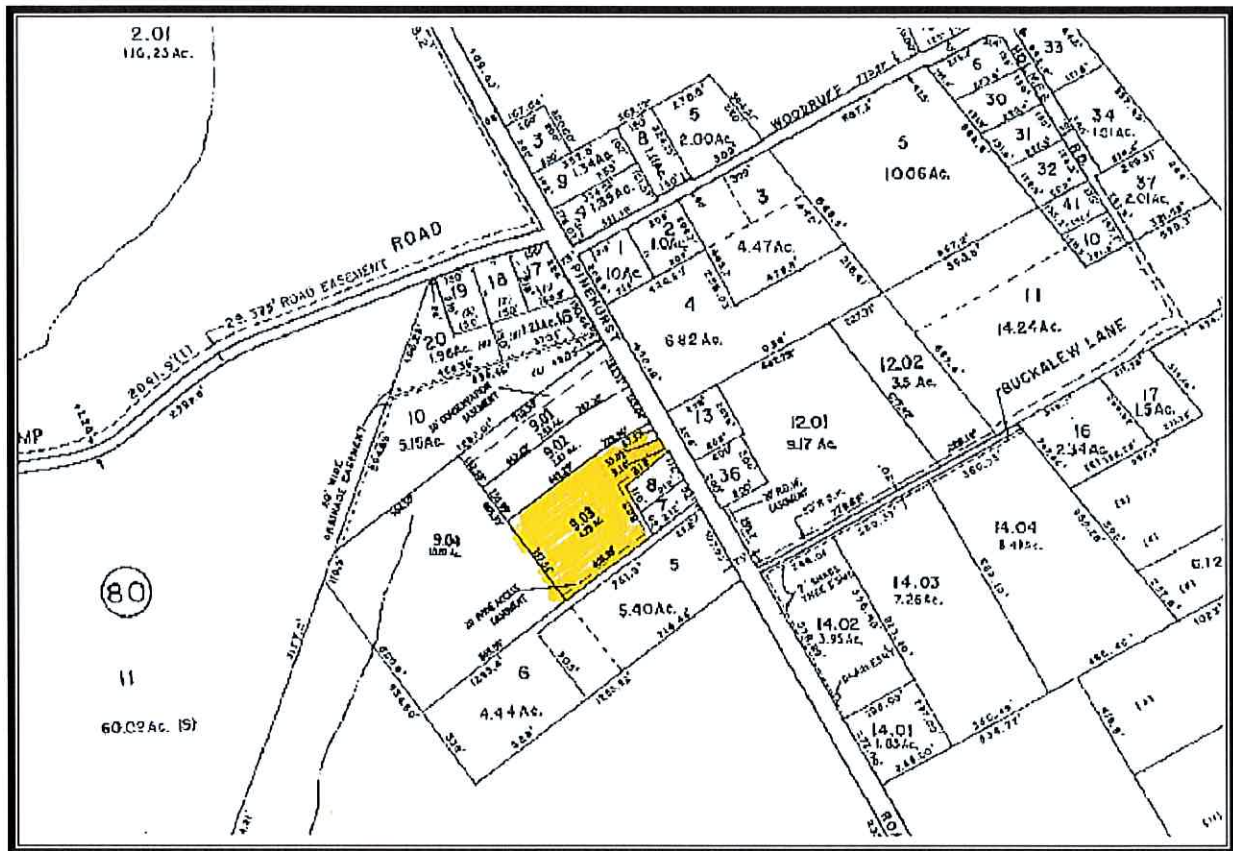
## **SALES COMPARISON APPROACH** (Continued)

Sale Number:	1
Township:	Plumsted
County:	Ocean
Property Address:	811 Pinehurst Road
Block and Lot:	Block 80, Lot 9.03
Grantor:	Treadwell Investments
Grantee:	John Michael Villipart
Deed Book:	17903
Page Number:	699
Date of Sale:	May 28, 2020
Selling Price:	\$90,000
Financing:	Cash
Verification:	Deed, Richard Venino, Esquire
Lot Size:	4.29± Acres
Frontage:	100± Feet
Frontage Ratio:	23.3± Feet per Acre
Topography:	Level at Grade, Wooded at the Rear of the Site
Soils:	DoeBO, EveB – 100% Not Limited
Wetlands:	None
Flood Zone Map:	34029C0130F, Zone X, Dated 9/29/2006
Easements:	None
Improvements:	None
Highest and Best Use:	Single Family Residential
Water:	No
Sewer:	No
Zoning:	RD-1
Price per Lot:	\$90,000 per Lot

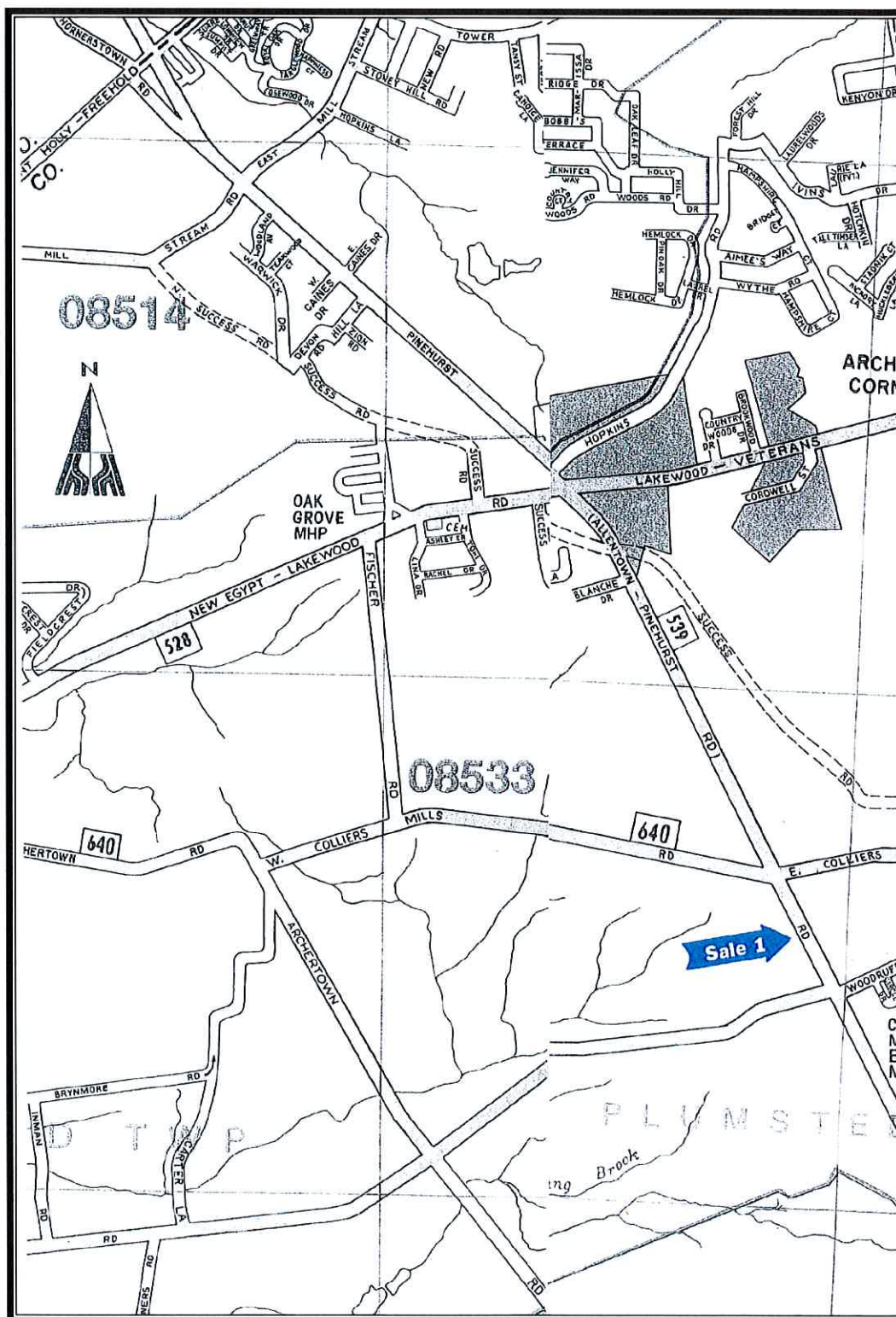
Comments: A new house has been erected on the site and it sold in May 2021 for \$520,000.



## TAX MAP

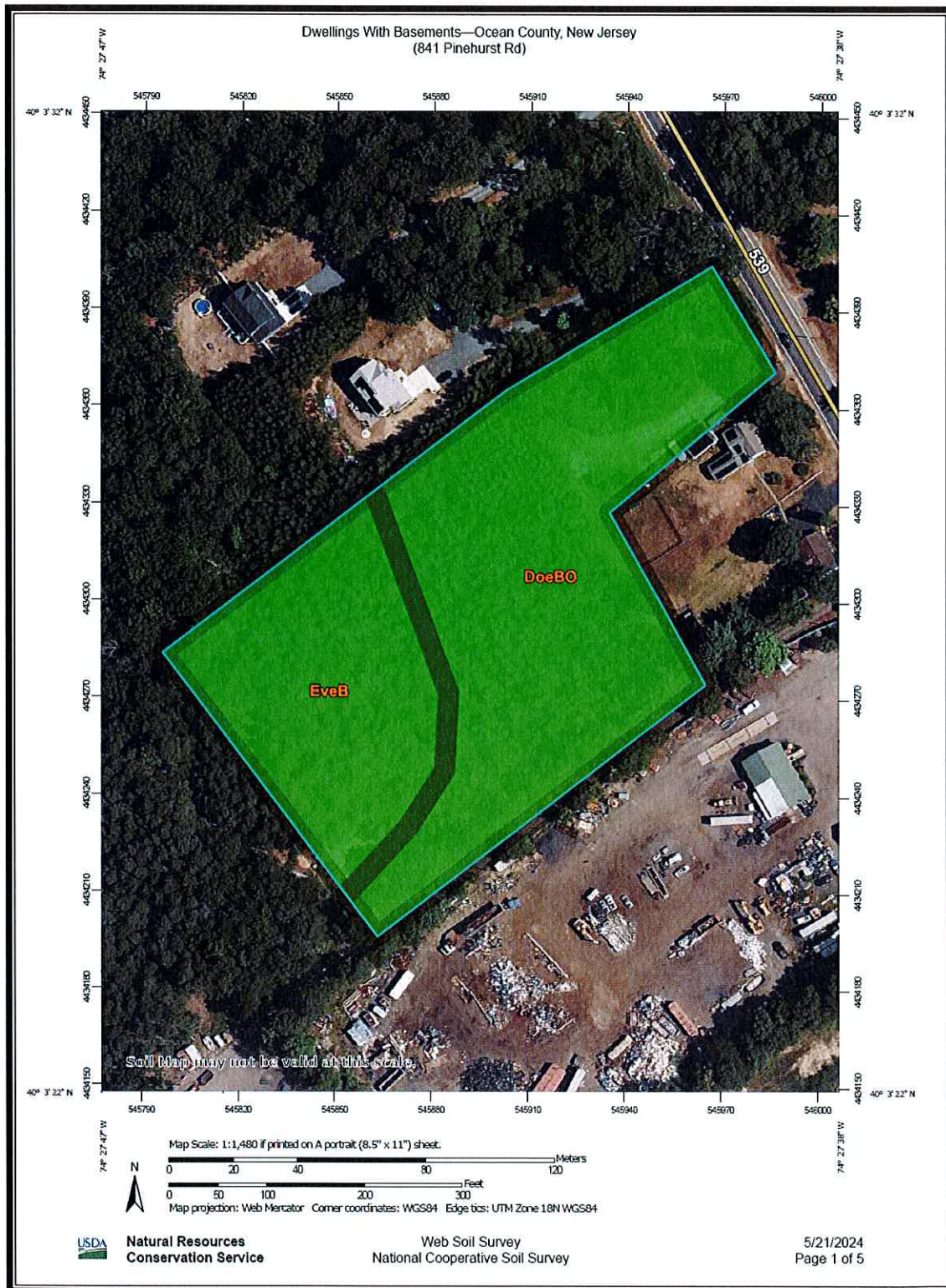


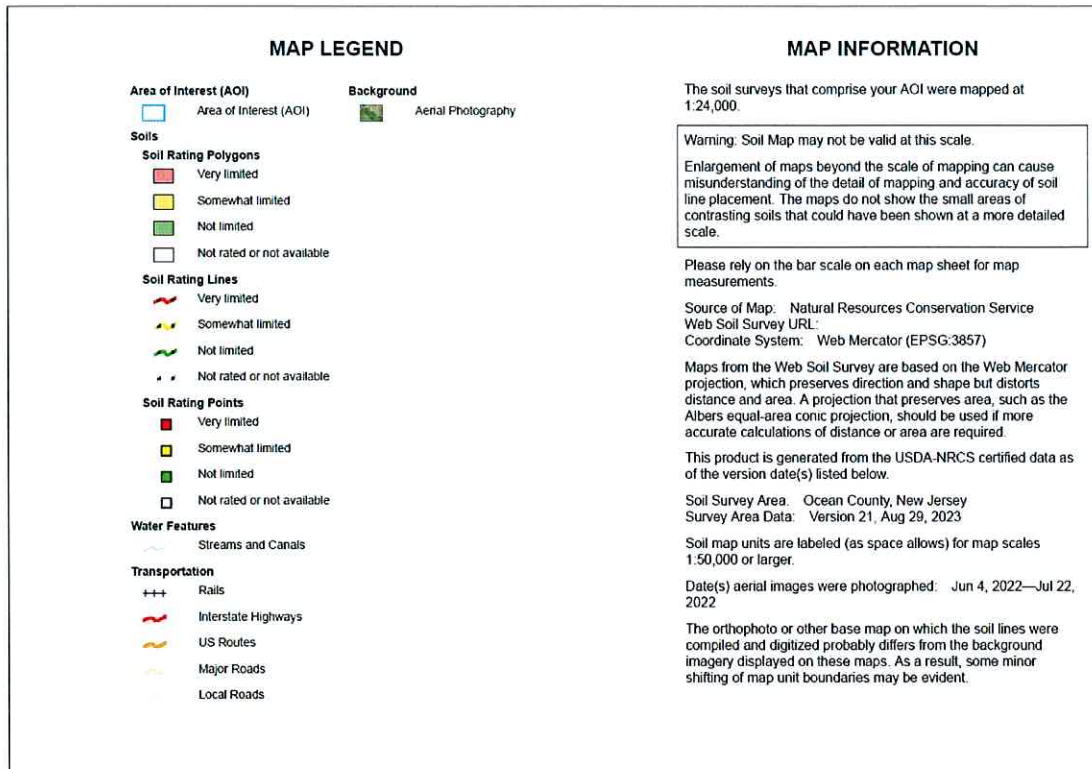
## AREA LOCATION MAP





# DWELLINGS WITH BASEMENTS SOILS MAP





## Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	Not limited	Downer (80%)		2.9	66.4%
			Galestown (10%)			
EveB	Evesboro sand, 0 to 5 percent slopes	Not limited	Evesboro (80%)		1.5	33.6%
			Downer (5%)			
Totals for Area of Interest					4.4	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	4.4	100.0%
Totals for Area of Interest	4.4	100.0%



## Description

### ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.



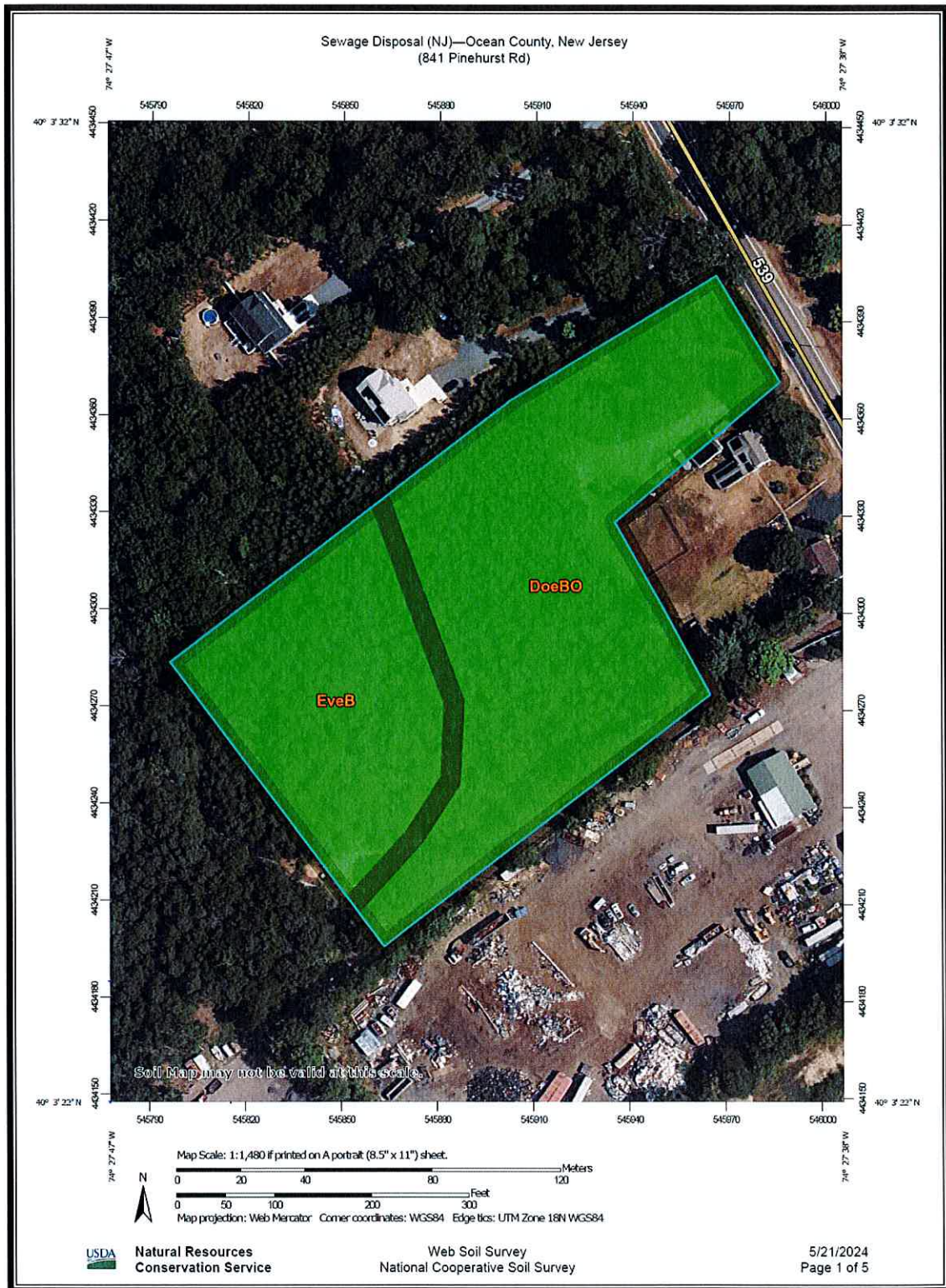
## Rating Options

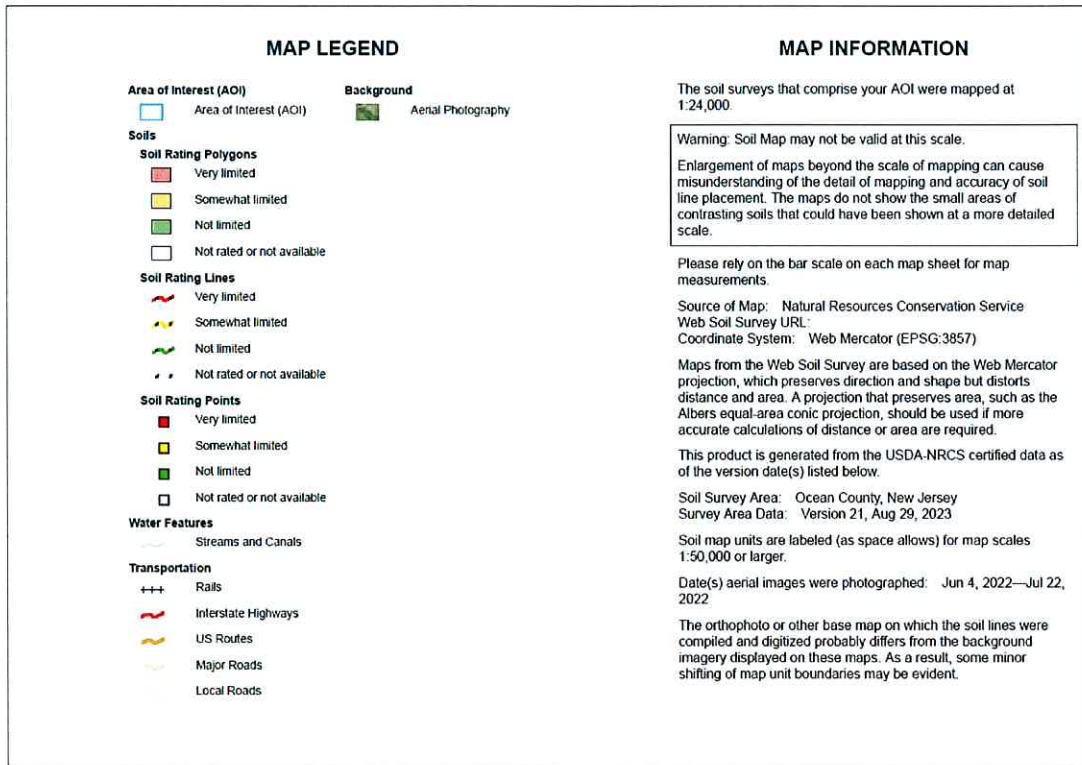
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# SEWAGE DISPOSAL AND SOILS MAP





## Sewage Disposal (NJ)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	Not limited	Downer (80%)		2.9	66.4%
EveB	Evesboro sand, 0 to 5 percent slopes	Not limited	Evesboro (80%)		1.5	33.6%
			Downer (5%)			
<b>Totals for Area of Interest</b>					<b>4.4</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Not limited	4.4	100.0%
<b>Totals for Area of Interest</b>	<b>4.4</b>	<b>100.0%</b>



## Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

*Aggregation Method:* Dominant Condition

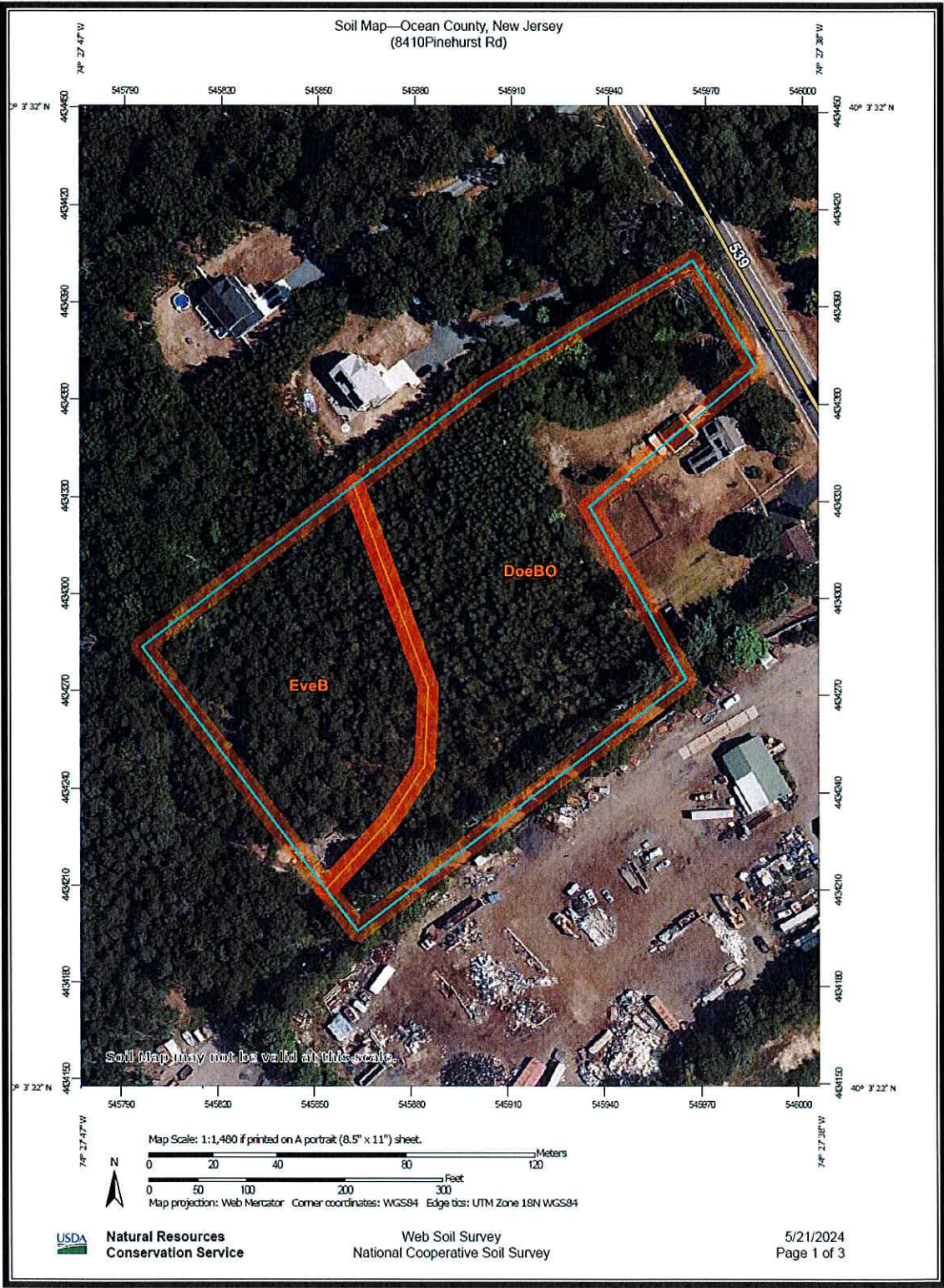
*Component Percent Cutoff:* None Specified

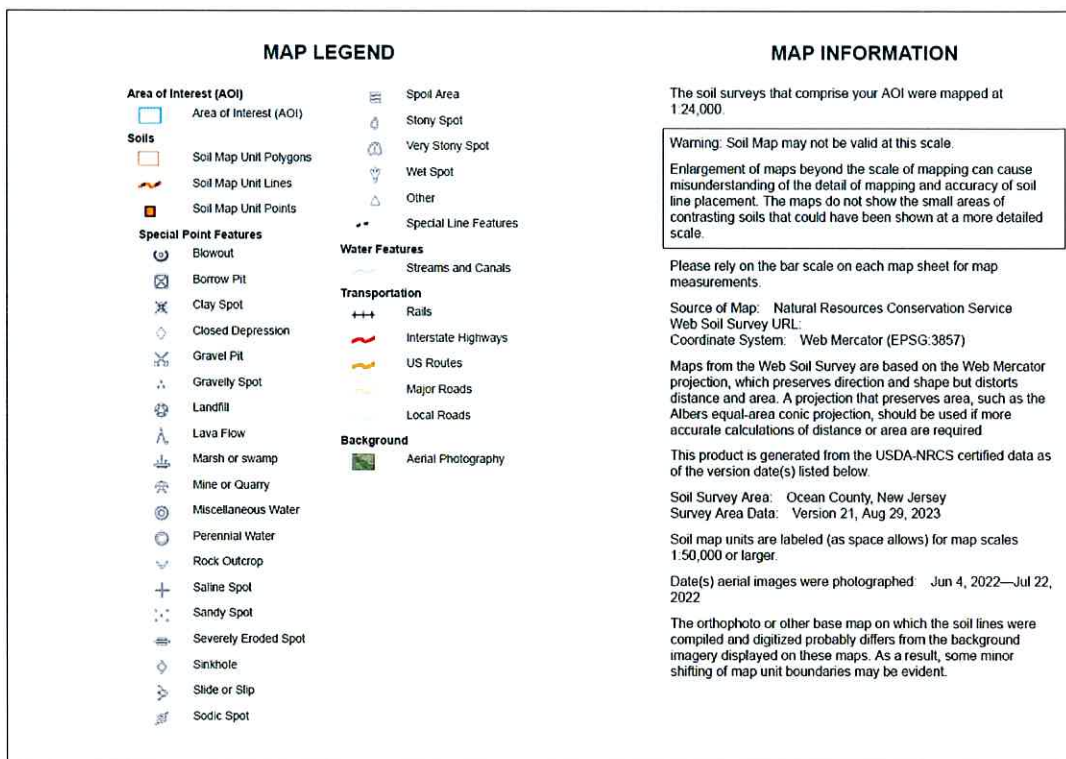
*Tie-break Rule:* Higher





SOILS MAP





## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	2.9	66.4%
EveB	Evesboro sand, 0 to 5 percent slopes	1.5	33.6%
Totals for Area of Interest		4.4	100.0%





# WETLANDS MAP

## Property Detail Report

 PropertyRecords

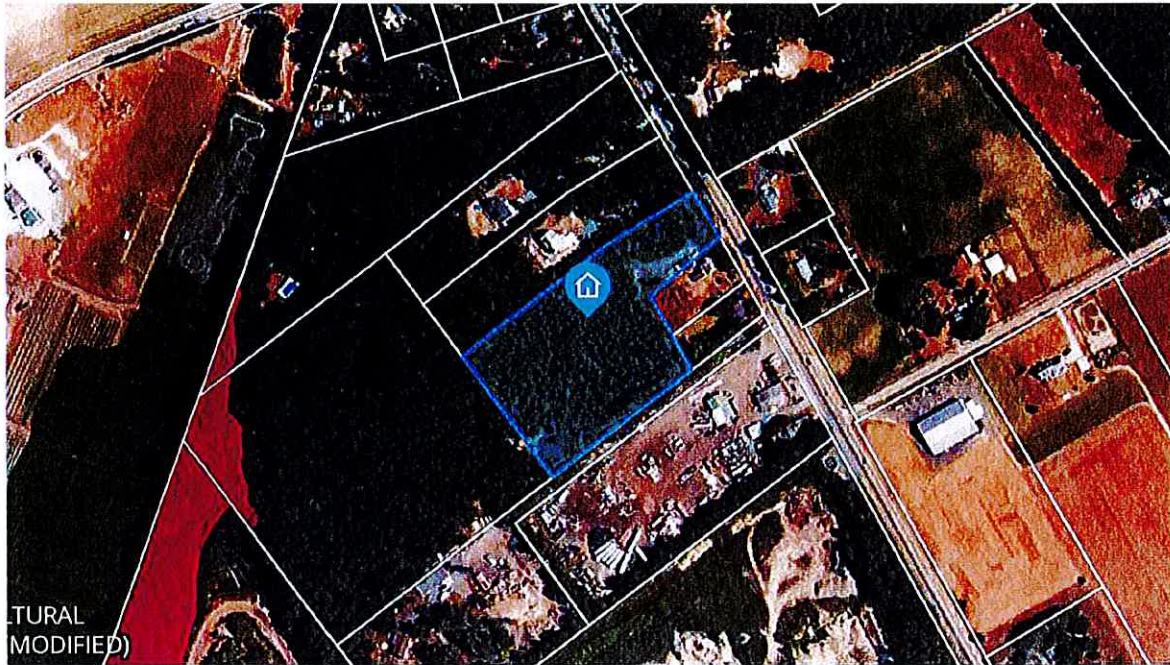
For property located at

811 Pinehurst Rd, New Egypt, NJ 08533

APN: 24-00080-0000-00009-03

Generation date: 05/15/2024

### DEP Wetlands

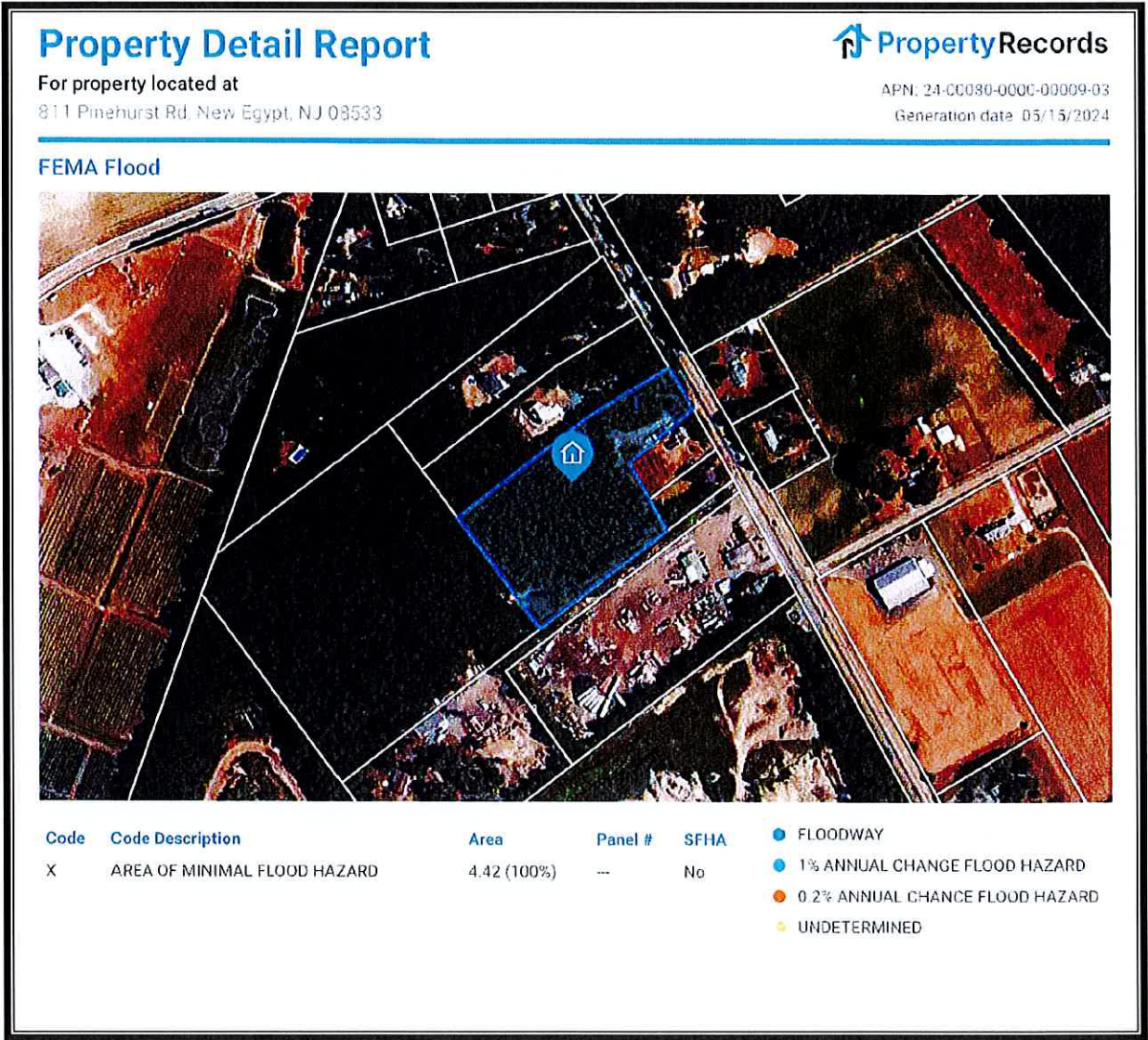


#### Description

#### Area

This parcel does not appear to have any relations with DEP Wetlands

FLOOD MAP





## PHOTOGRAPH



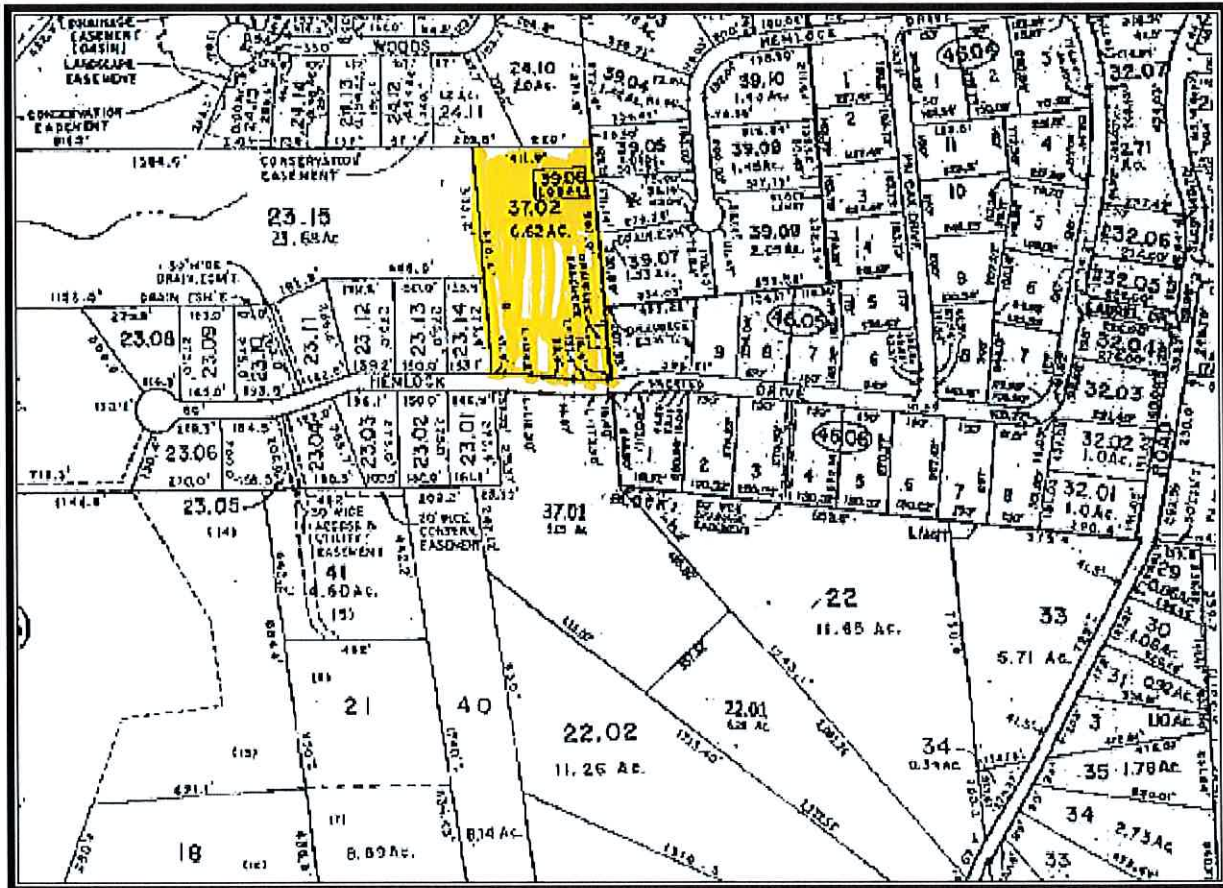


## **SALES COMPARISON APPROACH** (Continued)

Sale Number:	2
Township:	Plumsted
County:	Ocean
Property Address:	198 Hemlock Drive
Block and Lot:	Block 46, Lot 37.02
Grantor:	Elsa Fraccalvieri
Grantee:	Jaroslav and Tiffany Paduch
Deed Book:	18011
Page Number:	75
Date of Sale:	August 13, 2020
Selling Price:	\$90,000
Financing:	Cash
Verification:	Deed, Grantee – Jaroslav Paduch
Lot Size:	6.62± Acres
Frontage:	411± Feet
Frontage Ratio:	62.08± Feet per Acre
Topography:	Level at Grade
Soils:	EveB, AtsAO, EveB – 56.4% Not Limited, 43.6% Very Limited
Wetlands:	None
Flood Zone Map:	34029C0130F
Easements:	None
Improvements:	None
Highest and Best Use:	Single Family Residential Dwelling
Water:	No
Sewer:	No
Zoning:	RA-2
Price per Lot:	\$90,000 per Lot

Comments: A new house has been erected on the site.

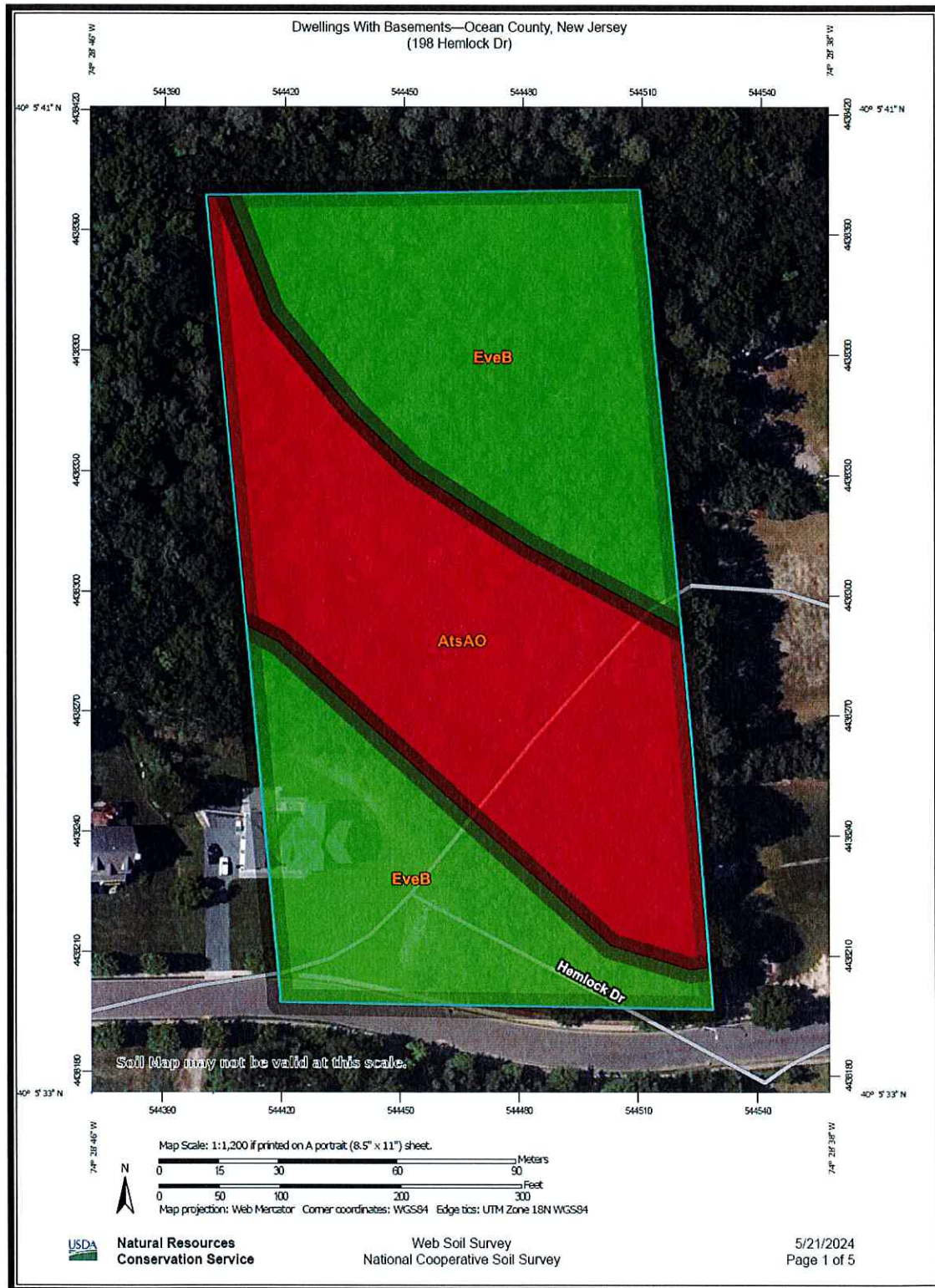
## TAX MAP

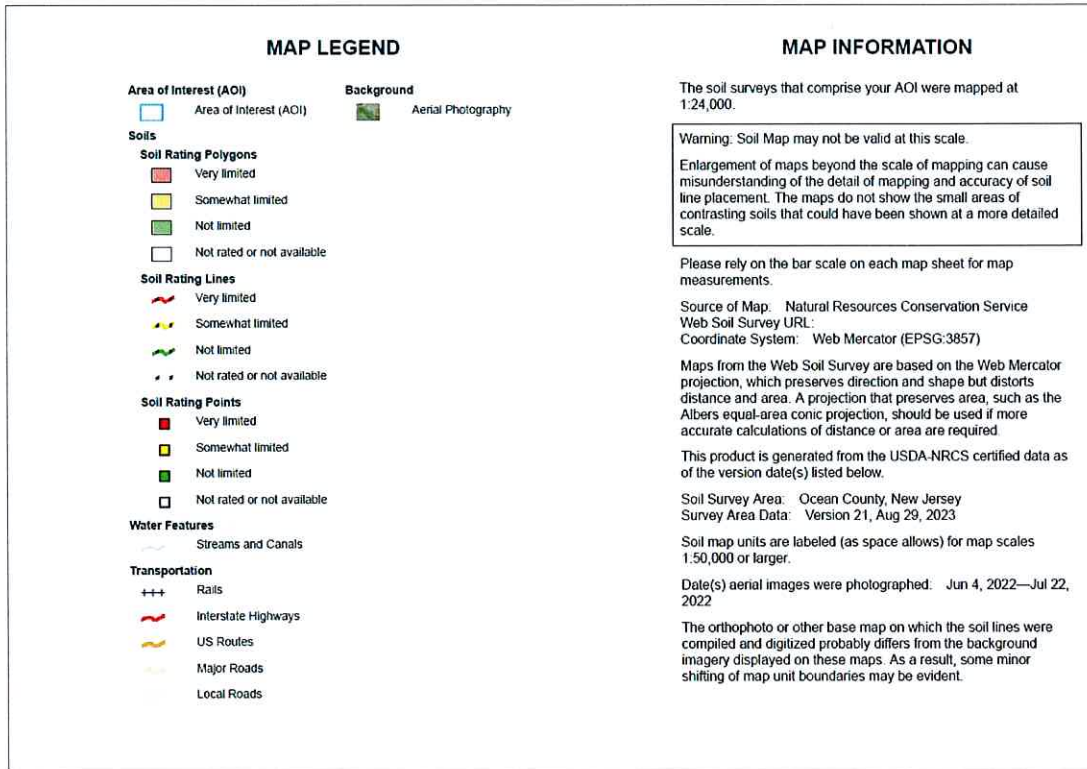


This is a detailed street map of a section in Plumsted Township, New Jersey. The map shows a network of roads including Stream Rd, Success Rd, Pinehurst Rd, Lakewood Rd, Veterans Rd, Colliers Rd, and Archer Town Rd. A blue arrow labeled "Sale 2" points to a specific parcel. Other labels include "08514", "08533", "640", "528", "530", "OAK GROVE MHP", "ARCHER CORN", and "PLUMSTED". A north arrow is located in the upper left corner.



# DWELLINGS WITH BASEMENTS SOILS MAP





## Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	Very limited	Atsion (90%)	Depth to saturated zone (1.00)	2.4	43.6%
			Lakehurst (5%)	Depth to saturated zone (1.00)		
			Berryland, occasionally flooded (5%)	Ponding (1.00)		
				Flooding (1.00)		
				Depth to saturated zone (1.00)		
EveB	Evesboro sand, 0 to 5 percent slopes	Not limited	Evesboro (80%)		3.1	56.4%
			Downer (5%)			
Totals for Area of Interest					5.5	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	3.1	56.4%
Very limited	2.4	43.6%
Totals for Area of Interest	5.5	100.0%



## Description

### ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

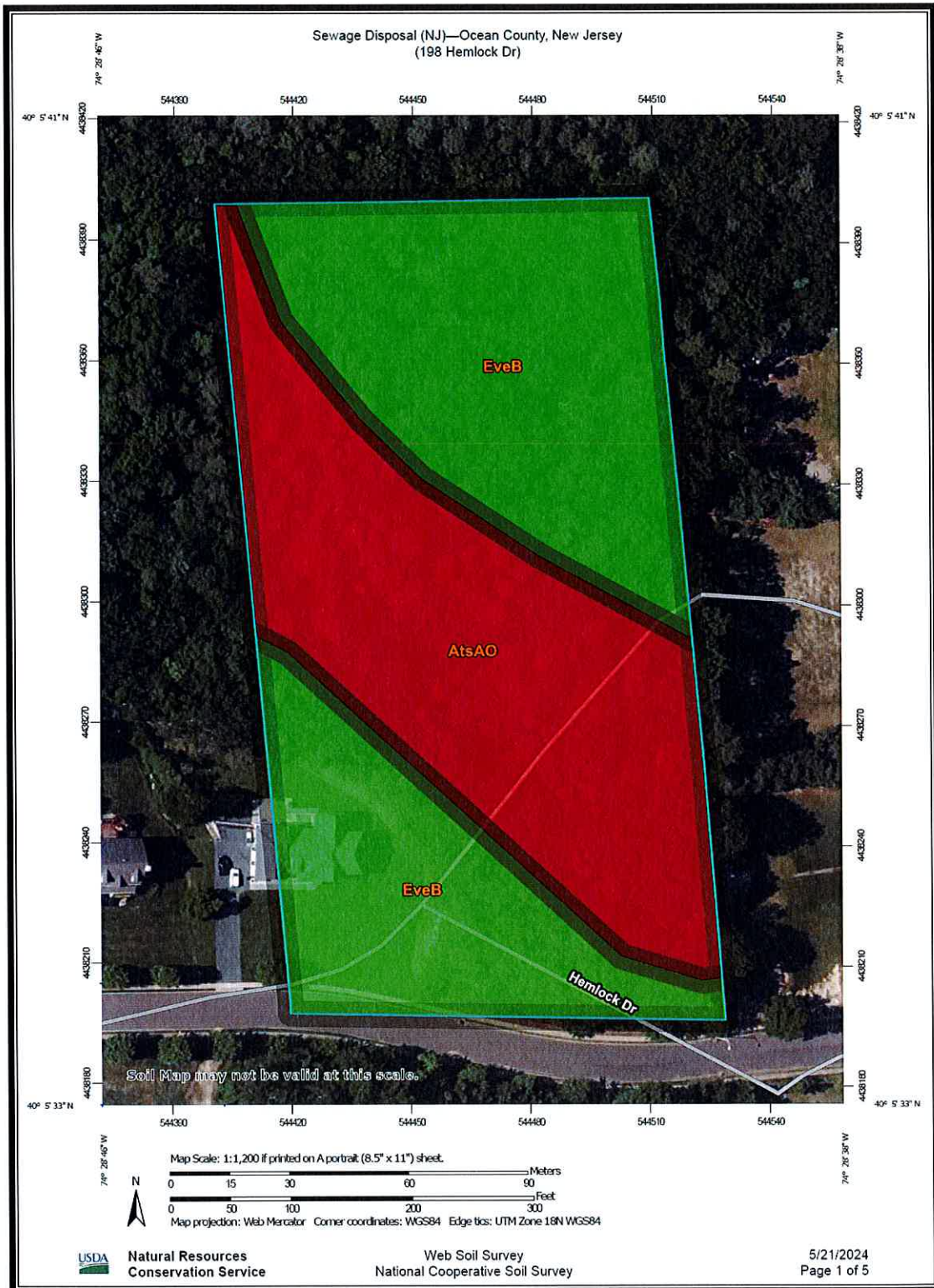
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

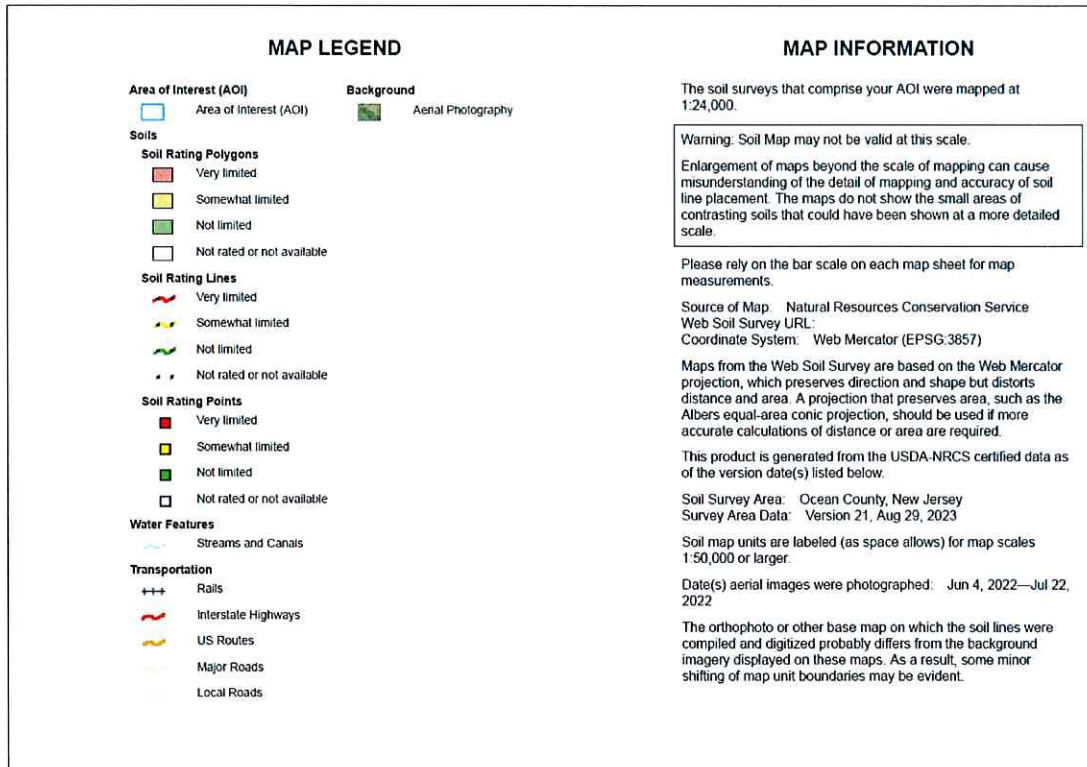
Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

**Rating Options**

*Aggregation Method:* Dominant Condition  
*Component Percent Cutoff:* None Specified  
*Tie-break Rule:* Higher

# SEWAGE DISPOSAL AND SOILS MAP







## Sewage Disposal (NJ)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	Very limited	Atsion (90%)	Not Permitted - Hydric Soil (1.00)	2.4	43.6%
				Depth to apparent zone of saturation (1.00)		
			Berryland, occasionally flooded (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
EveB	Evesboro sand, 0 to 5 percent slopes	Not limited	Evesboro (80%)		3.1	56.4%
			Downer (5%)			
Totals for Area of Interest					5.5	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	3.1	56.4%
Very limited	2.4	43.6%
<b>Totals for Area of Interest</b>	<b>5.5</b>	<b>100.0%</b>





## Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

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Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

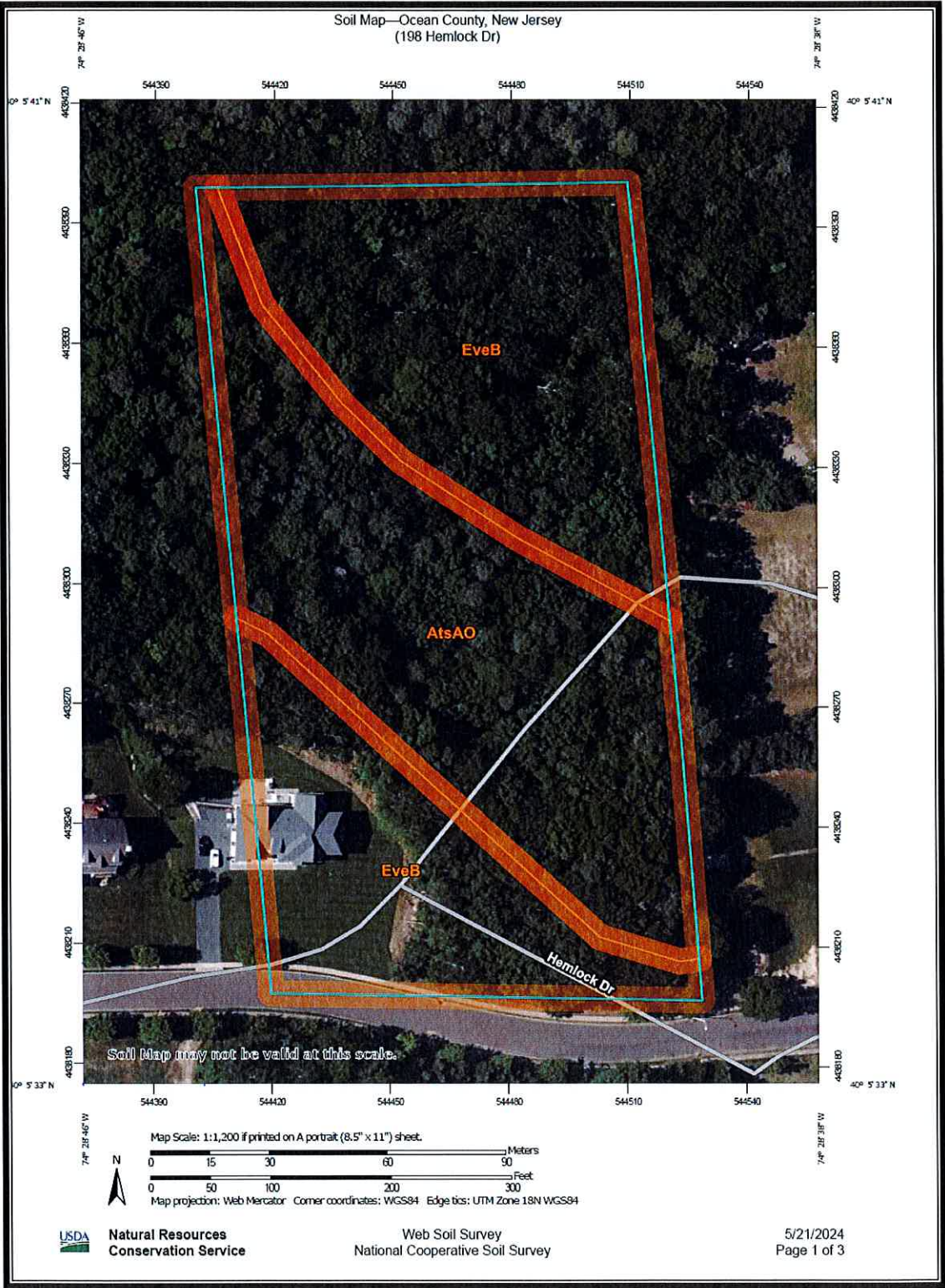
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

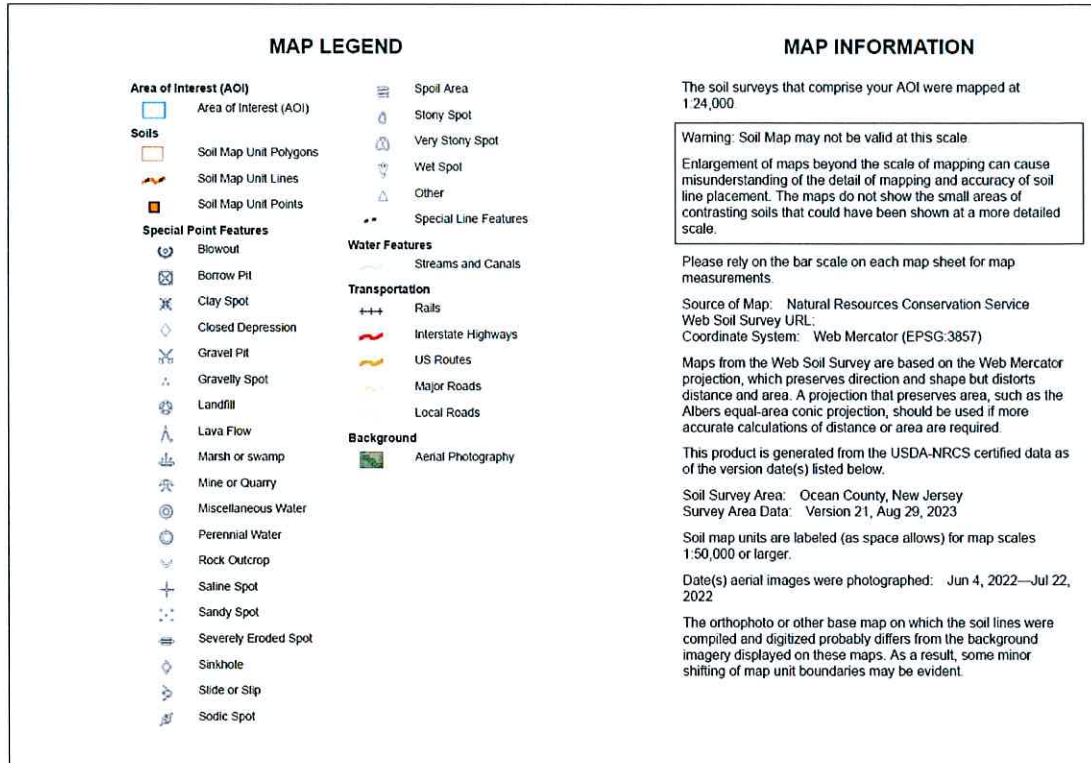
*Tie-break Rule:* Higher



SOILS MAP







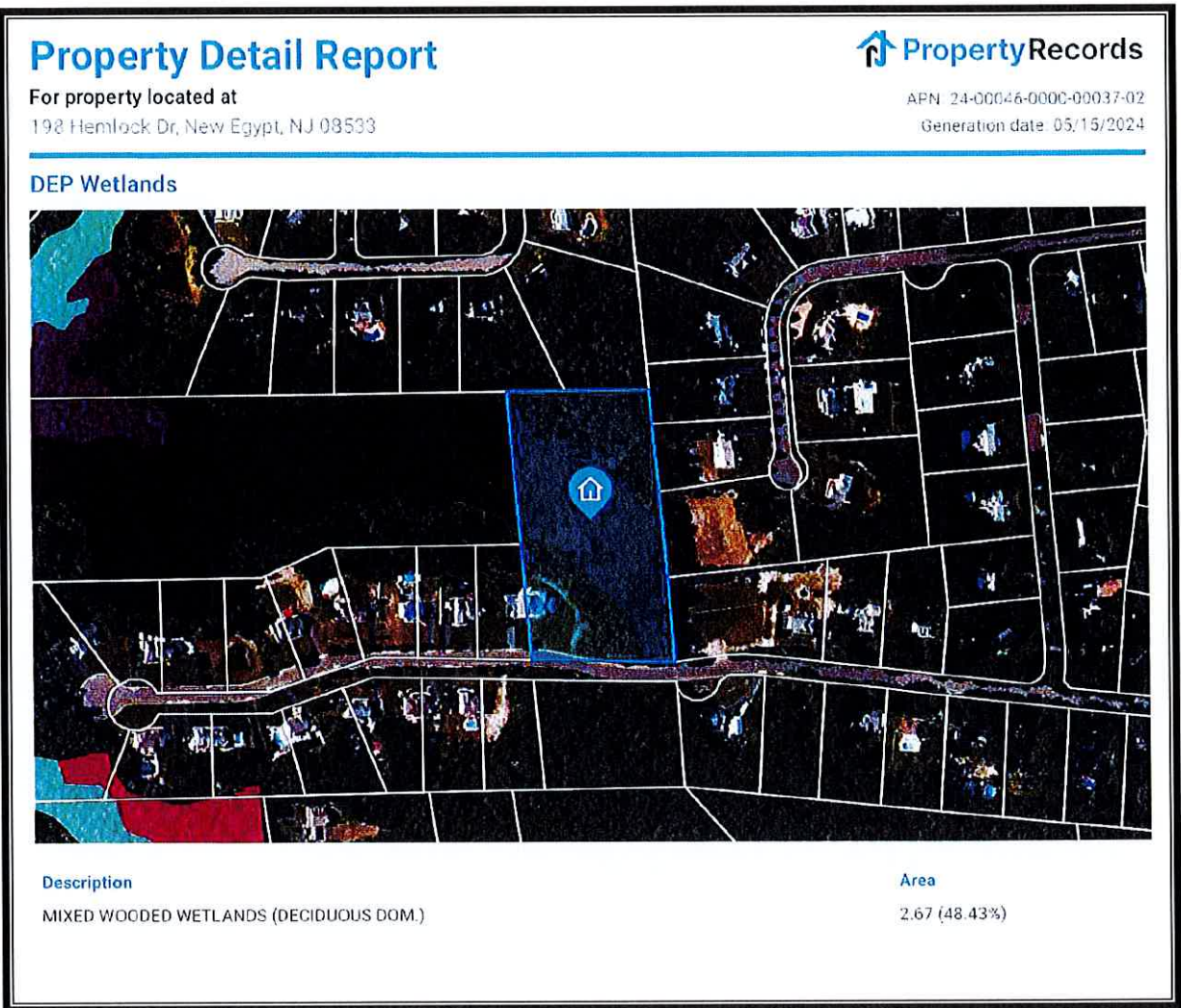
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AtsAO	Atsion sand, 0 to 2 percent slopes, Northern Tidewater Area	2.4	43.6%
EveB	Evesboro sand, 0 to 5 percent slopes	3.1	56.4%
<b>Totals for Area of Interest</b>		<b>5.5</b>	<b>100.0%</b>

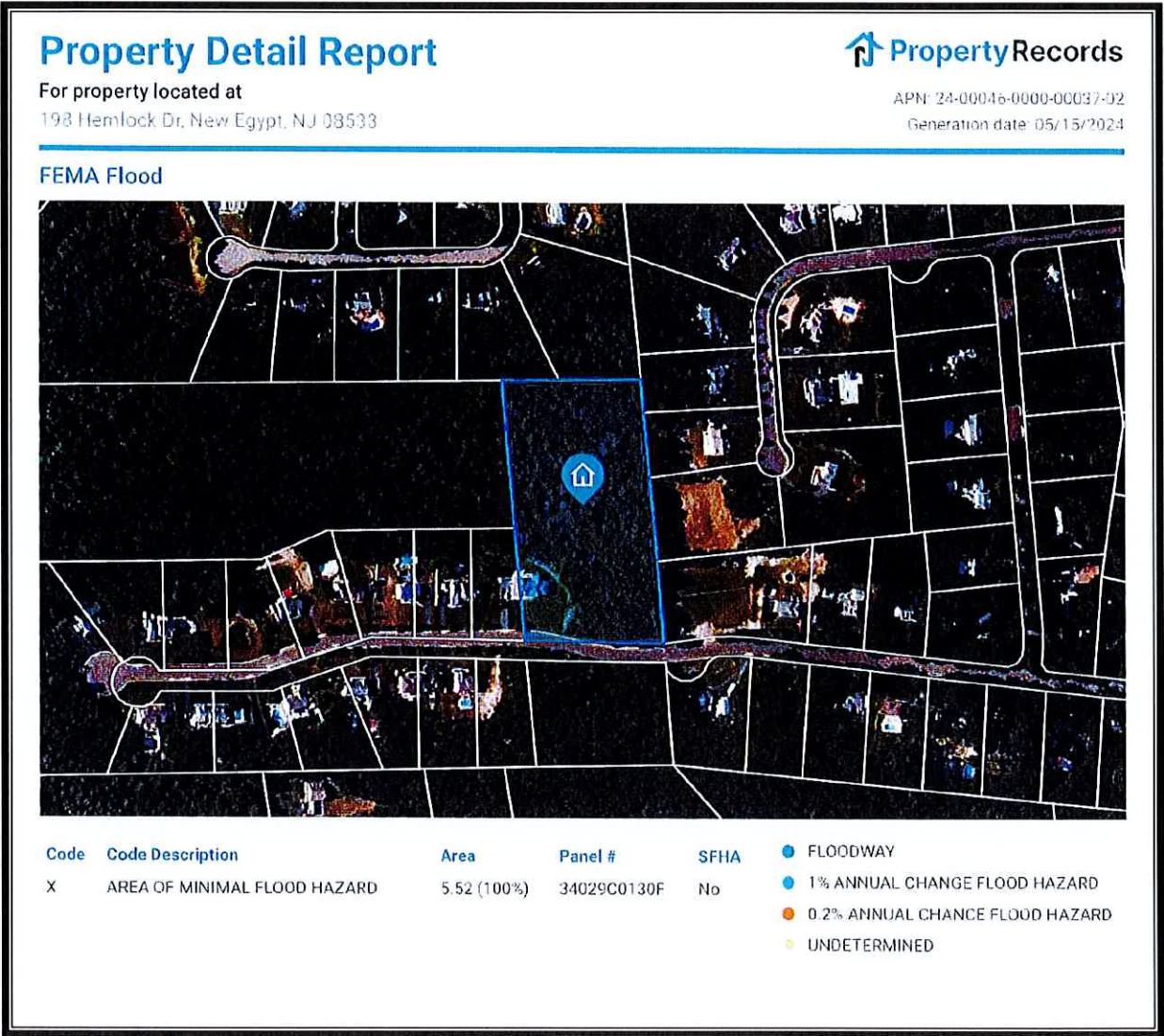




# WETLANDS MAP



FLOOD MAP



## PHOTOGRAPH

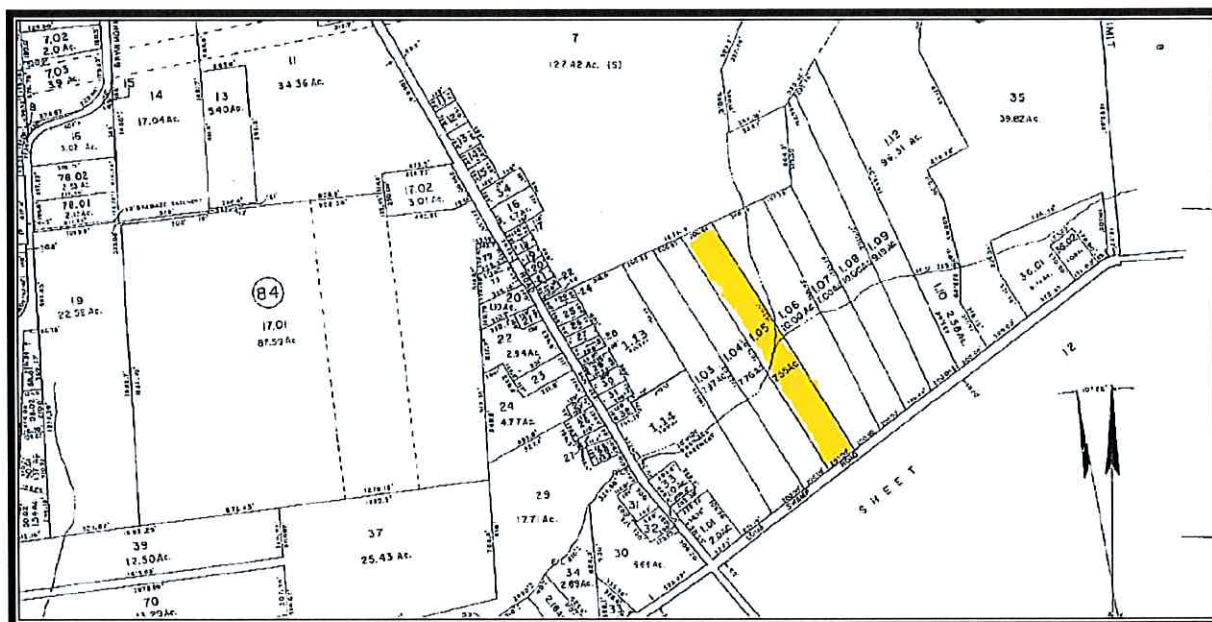


## **SALES COMPARISON APPROACH** (Continued)

Sale Number:	3
Township:	Plumsted
County:	Ocean
Property Address:	235 Longswamp Road
Block and Lot:	Block 82, Lot 1.05
Grantor:	Donna Marie Bowcock
Grantee:	Neil Loukides
Deed Book:	18850
Page Number:	411
Date of Sale:	December 16, 2021
Selling Price:	\$155,000
Financing:	Cash
Verification:	Neal M. Ruben, Esquire
Lot Size:	7.35± Acres
Frontage:	100± Feet
Frontage Ratio:	10.4± Feet per Acre
Topography:	Level, at Grade, Partially Wooded
Soils:	DoeBO, HumAt, GamB, CumA – 58% Not Limited, 42% Very Limited
Wetlands:	28±%
Flood Zone Map:	2.90± Acres – Zone X, 4.80± Acres Zone A
Easements:	None
Improvements:	None
Highest and Best Use:	Single Family Residential Dwelling
Water:	No
Sewer:	No
Zoning:	RAC
Price per Lot:	\$155,000 per Lot

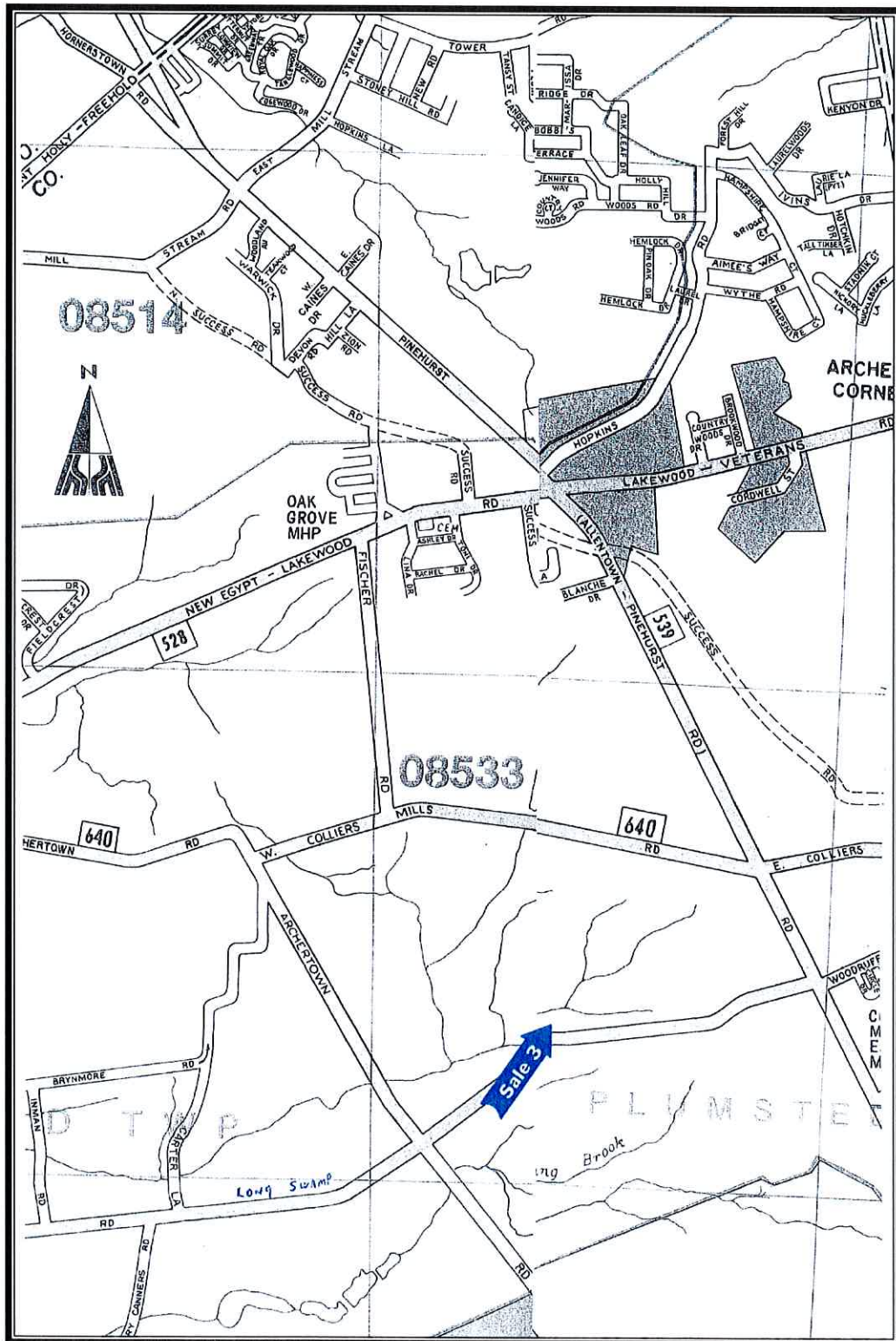


# TAX MAP

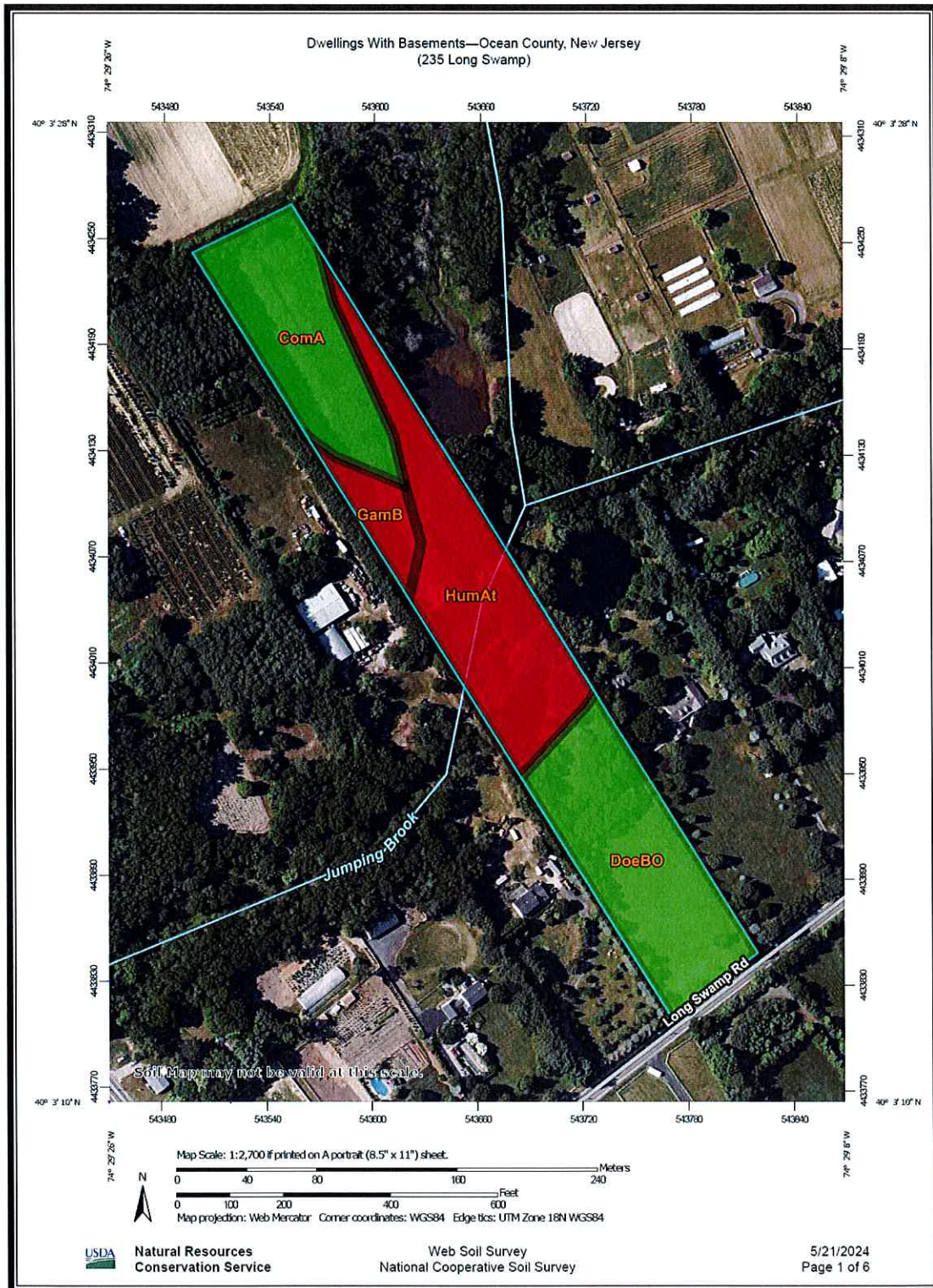




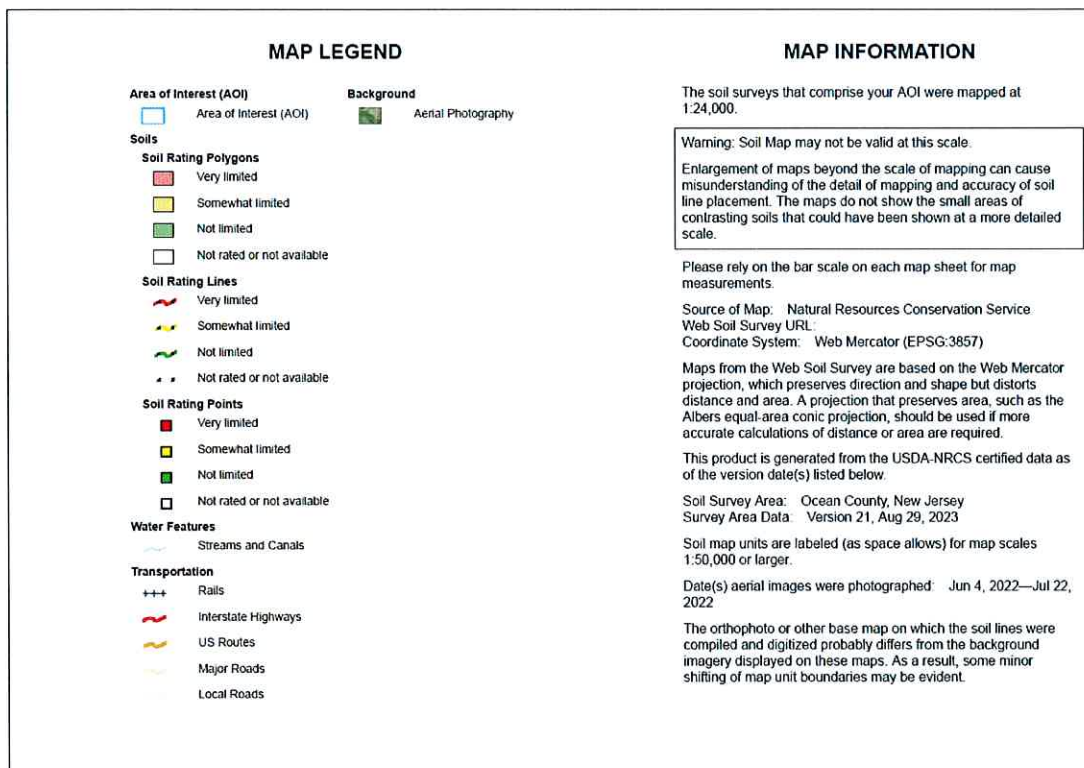
# AREA LOCATION MAP



# DWELLINGS WITH BASEMENTS SOILS MAP







## Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
ComA	Collington fine sandy loam, 0 to 2 percent slopes	Not limited	Collington (90%)		2.0	25.5%
			Freehold (5%)			
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	Not limited	Downer (80%)		2.5	32.8%
			Galestown (10%)			
GamB	Galloway loamy sand, 0 to 5 percent slopes	Very limited	Galloway (85%)	Depth to saturated zone (1.00)	0.5	6.1%
			Atsion (5%)	Depth to saturated zone (1.00)		
			Mullica, rarely flooded (5%)	Ponding (1.00)		
				Flooding (1.00)		
				Depth to saturated zone (1.00)		
HumAt	Humaquepts, 0 to 3 percent slopes, frequently flooded	Very limited	Humaquepts, frequently flooded (85%)	Ponding (1.00)	2.7	35.6%
				Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.50)		
			Atsion (5%)	Ponding (1.00)		
				Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Mullica, occasionally flooded (5%)	Ponding (1.00)		
				Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Manahawkin, frequently flooded (5%)	Ponding (1.00)		
				Flooding (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to saturated zone (1.00)		
<b>Totals for Area of Interest</b>					<b>7.7</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Not limited	4.5	58.3%
Very limited	3.2	41.7%
<b>Totals for Area of Interest</b>	<b>7.7</b>	<b>100.0%</b>



## Description

### ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

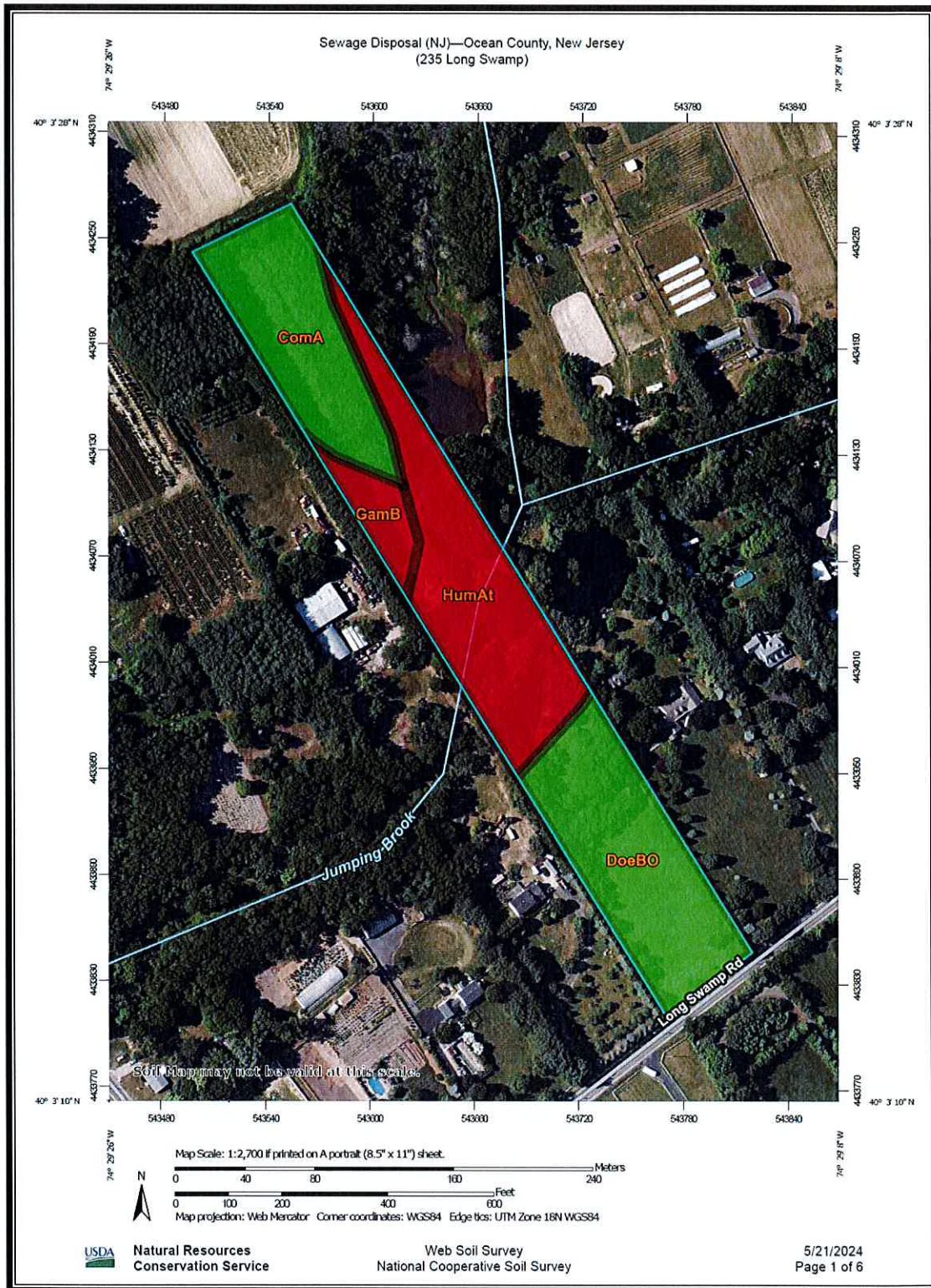
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

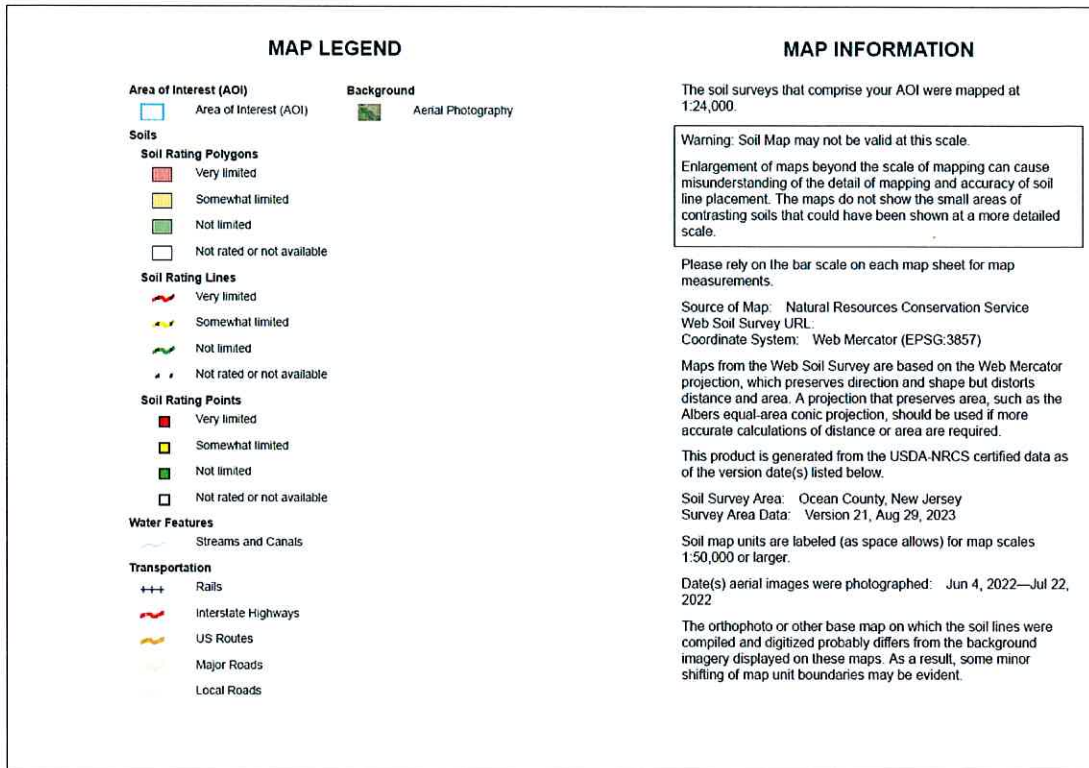
*Tie-break Rule:* Higher



# SEWAGE DISPOSAL AND SOILS MAP







## Sewage Disposal (NJ)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
ComA	Collington fine sandy loam, 0 to 2 percent slopes	Not limited	Collington (90%)		2.0	25.5%
			Freehold (5%)			
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	Not limited	Downer (80%)		2.5	32.8%
GamB	Galloway loamy sand, 0 to 5 percent slopes	Very limited	Galloway (85%)	Depth to apparent zone of saturation (1.00)	0.5	6.1%
			Atsion (5%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Mullica, rarely flooded (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
HumAt	Humaquepts, 0 to 3 percent slopes, frequently flooded	Very limited	Humaquepts, frequently flooded (85%)	Not Permitted - Hydric Soil (1.00)	2.7	35.6%
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Mullica, occasionally flooded (5%)	Not Permitted - Hydric Soil (1.00)		





Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
				Manahawkin, frequently flooded (5%)		
			Manahawkin, frequently flooded (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Atsion (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
Totals for Area of Interest					7.7	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	4.5	58.3%
Very limited	3.2	41.7%
<b>Totals for Area of Interest</b>	<b>7.7</b>	<b>100.0%</b>

## Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

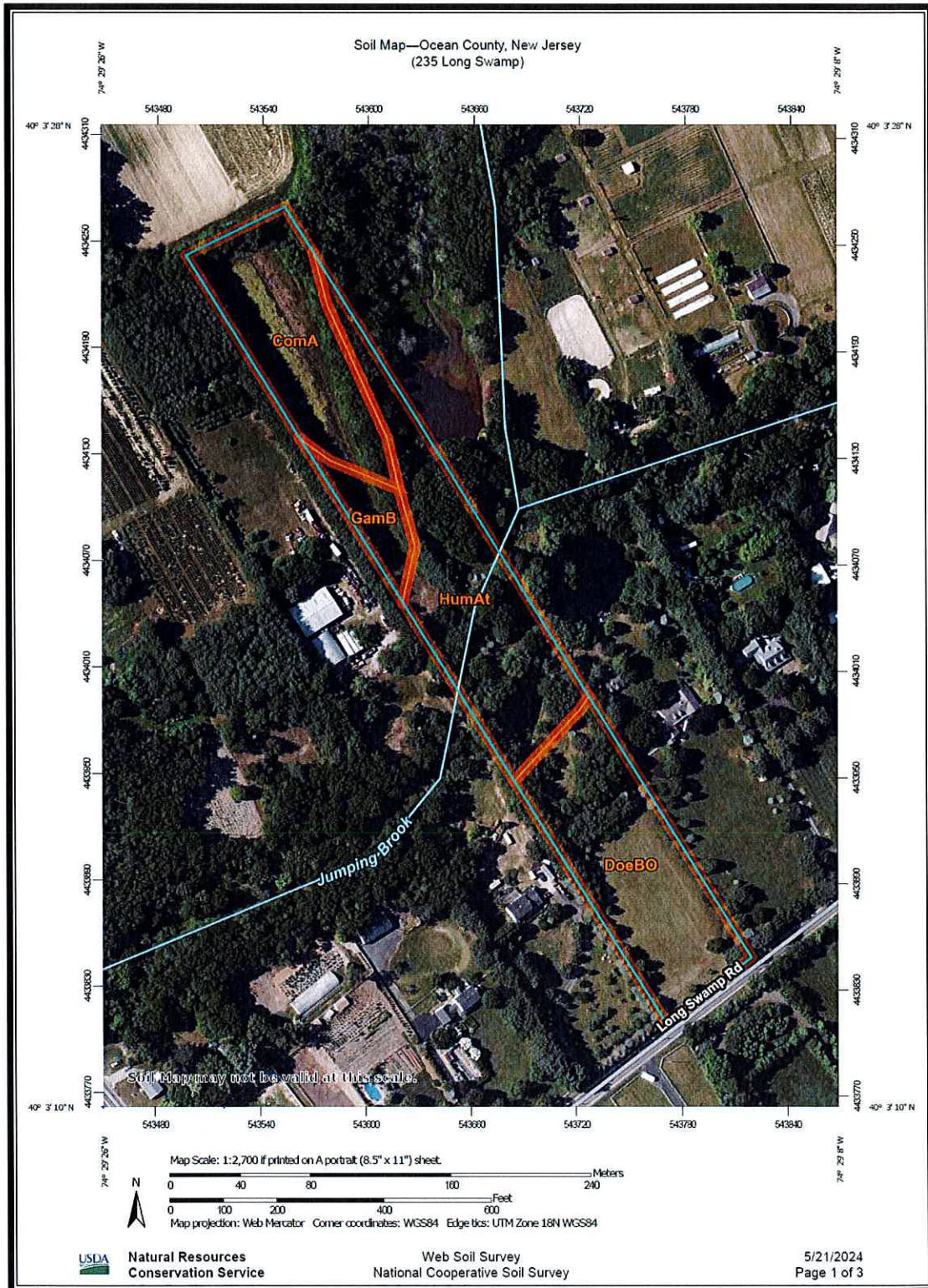
*Aggregation Method:* Dominant Condition

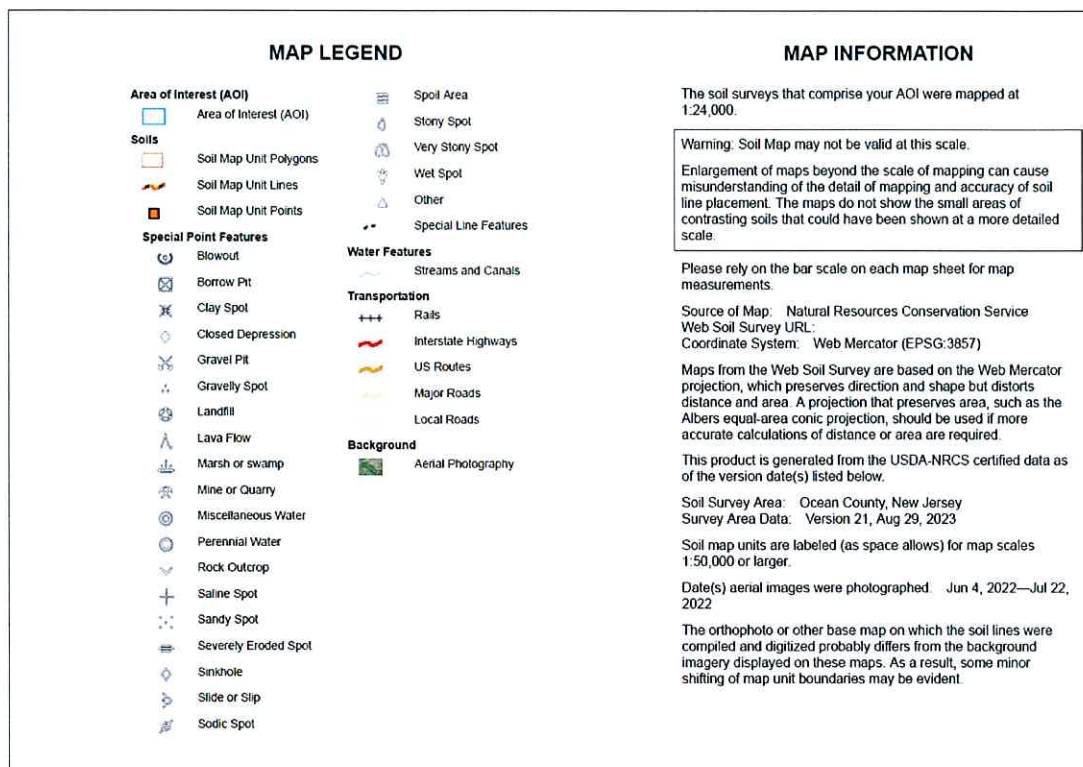
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



# SOILS MAP





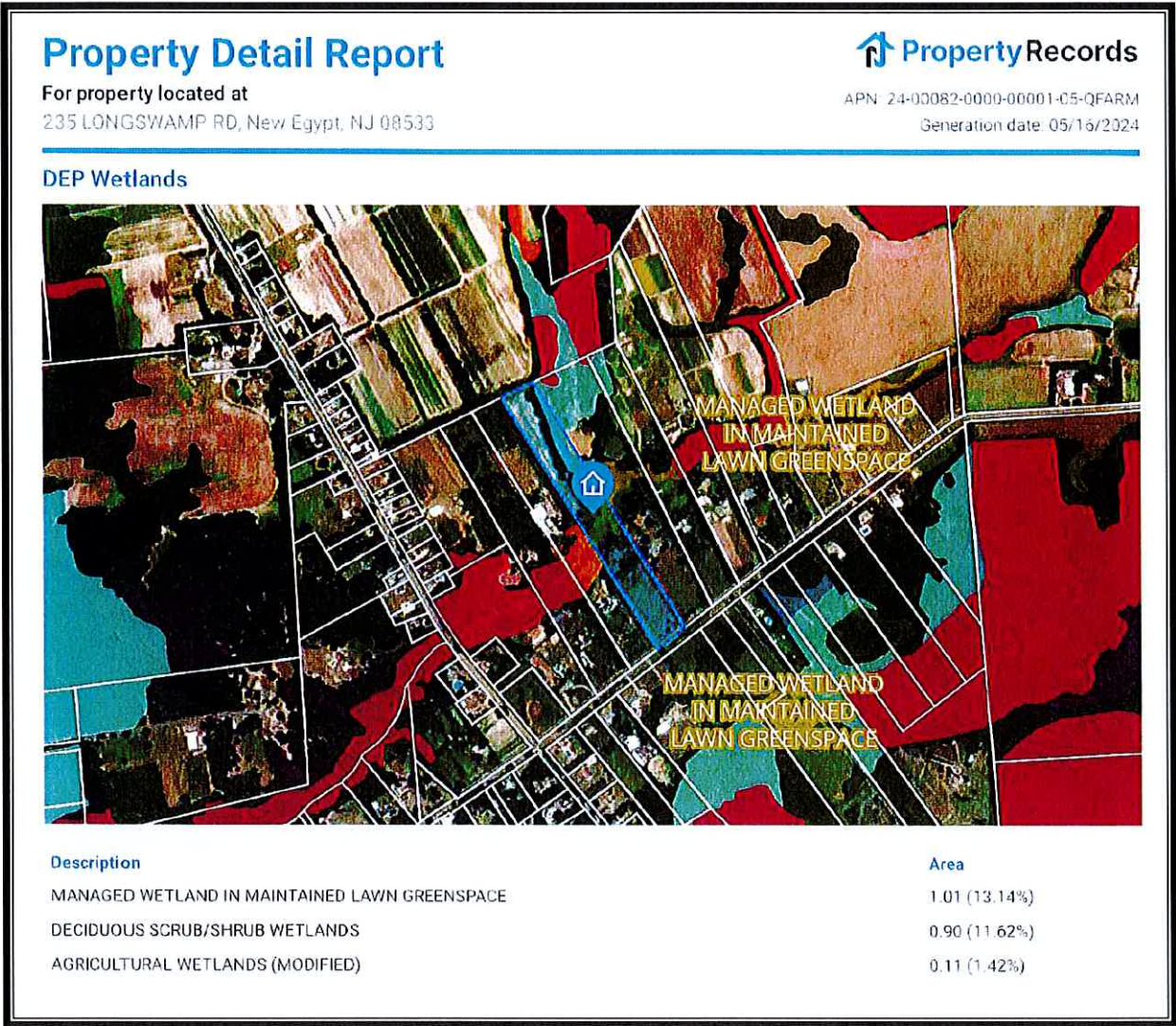


## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ComA	Collington fine sandy loam, 0 to 2 percent slopes	2.0	25.5%
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	2.5	32.8%
GamB	Galloway loamy sand, 0 to 5 percent slopes	0.5	6.1%
HumAt	Humaquepts, 0 to 3 percent slopes, frequently flooded	2.7	35.6%
Totals for Area of Interest		7.7	100.0%



WETLANDS MAP



# FLOOD MAP

## Property Detail Report

For property located at

235 LONGSWAMP RD New Egypt, NJ 08533





 Property Records

APN: 24-00082-0000-00001-05-QFARM

Generation date: 05/16/2024

### FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	4.81 (62.39%)	---	No	 FLOODWAY
A	---	2.9 (37.61%)	---	Yes	 1% ANNUAL CHANCE FLOOD HAZARD
					 0.2% ANNUAL CHANCE FLOOD HAZARD
					 UNDETERMINED



## PHOTOGRAPH

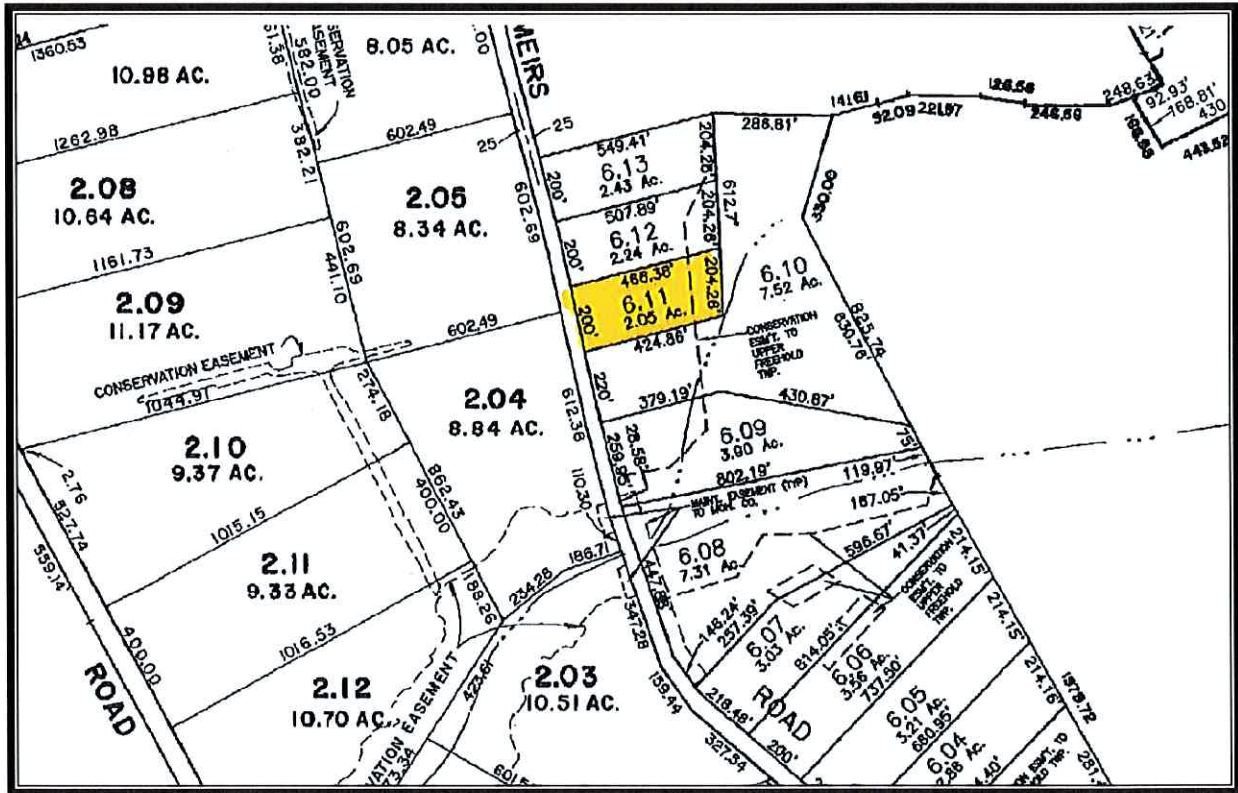


## **SALES COMPARISON APPROACH** (Continued)

Sale Number:	4
Township:	Upper Freehold
County:	Monmouth
Property Address:	111 Meirs Road
Block and Lot:	Block 31, Lot 6.11
Grantor:	Joyce Anghelone
Grantee:	Mariusz and Anna Ciodyk
Deed Book:	9562
Page Number:	3990
Date of Sale:	November 23, 2021
Selling Price:	\$195,000
Financing:	Cash
Verification:	Irene Clopton, Esquire
Lot Size:	2.08± Acres
Frontage:	200± Feet
Frontage Ratio:	200± Feet per Acre
Topography:	Level, Gentley Rolling, Sloping Gradually Above Grade
Soils:	CokB, CokC, CokD3, CokC2 – 48.9% Somewhat Limited, 51.1% Not Limited
Wetlands:	None
Flood Zone Map:	34025C0245F, Zone X
Easements:	None
Improvements:	None
Highest and Best Use:	Single Family Residential
Water:	No
Sewer:	No
Zoning:	AR
Price per Lot:	\$195,000 per Lot



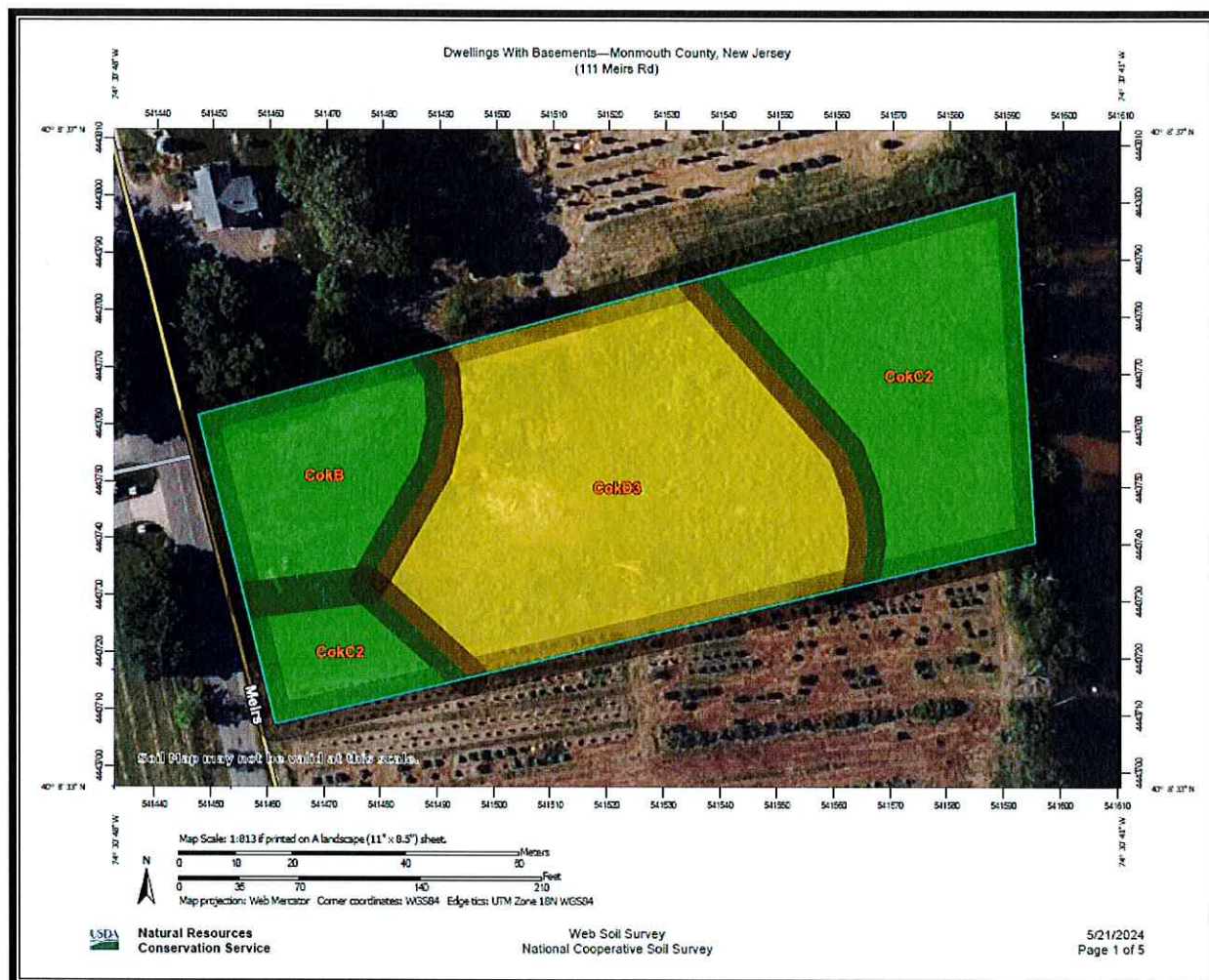
# TAX MAP

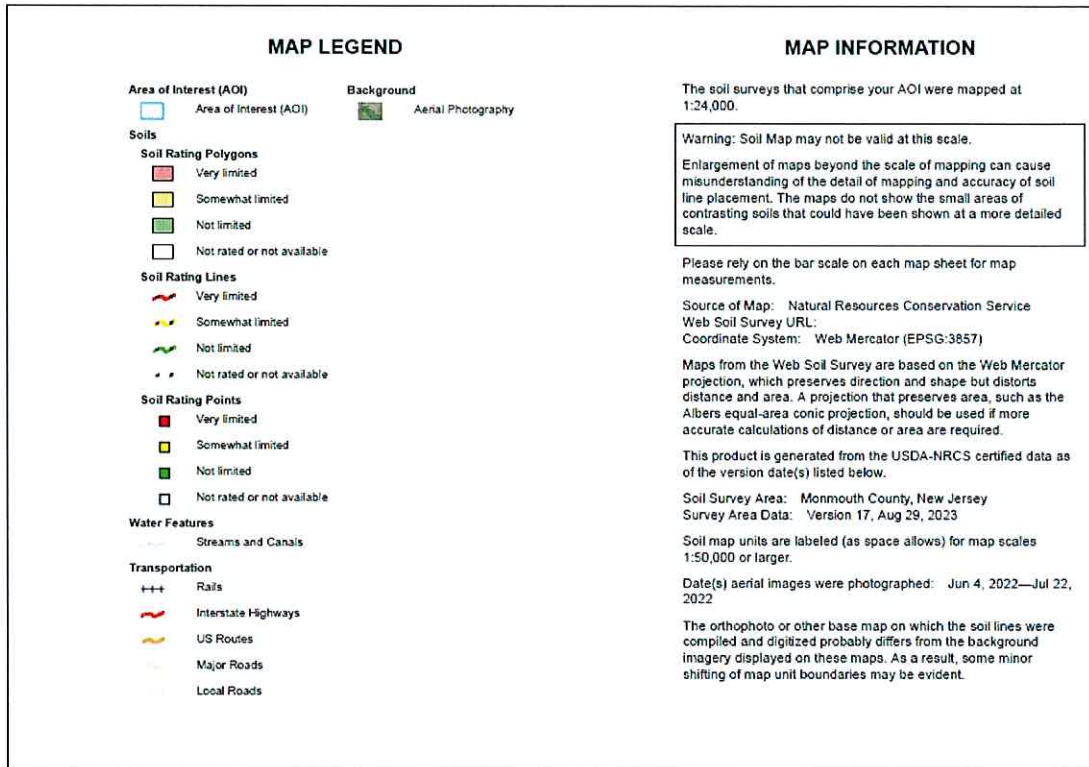


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# DWELLINGS WITH BASEMENTS SOILS MAP





## Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CokB	Collington sandy loam, 2 to 5 percent slopes	Not limited	Collington (50%)		0.3	15.5%
			Freehold (4%)			
			Reybold (4%)			
			Tinton (4%)			
CokC2	Collington sandy loam, 5 to 10 percent slopes, eroded	Not limited	Collington, eroded (55%)		0.7	35.6%
			Freehold (5%)			
CokD3	Collington sandy loam, 10 to 15 percent slopes, severely eroded	Somewhat limited	Collington, severely eroded (55%)	Slope (0.54)	1.0	48.9%
			Freehold (5%)	Slope (0.54)		
Totals for Area of Interest					2.1	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	1.0	48.9%
Not limited	1.1	51.1%
Totals for Area of Interest	2.1	100.0%



## Description

### ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

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Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.



## Rating Options

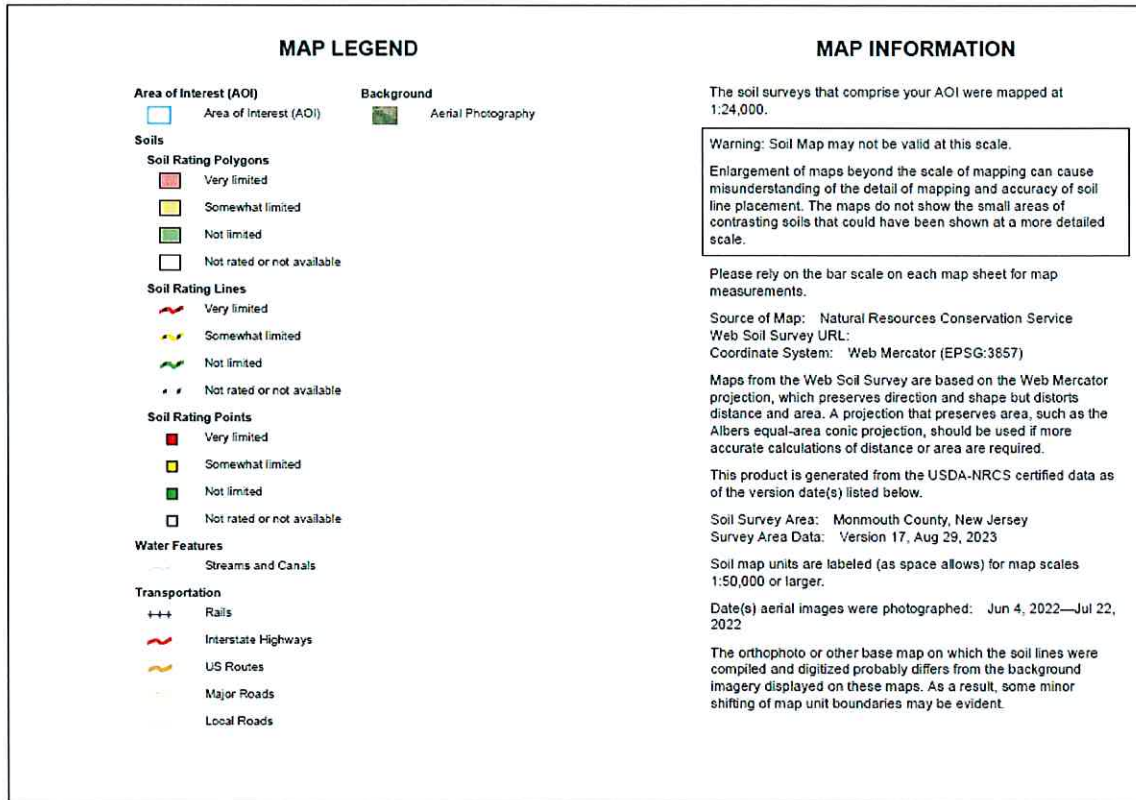
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# SEWAGE DISPOSAL AND SOILS MAP





### Sewage Disposal (NJ)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CokB	Collington sandy loam, 2 to 5 percent slopes	Not limited	Collington (50%)		0.3	15.5%
			Freehold (4%)			
			Reybold (4%)			
			Tinton (4%)			
CokC2	Collington sandy loam, 5 to 10 percent slopes, eroded	Not limited	Collington, eroded (55%)		0.7	35.6%
			Freehold (5%)			
CokD3	Collington sandy loam, 10 to 15 percent slopes, severely eroded	Not limited	Collington, severely eroded (55%)		1.0	48.9%
			Freehold (5%)			
Totals for Area of Interest					2.1	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	2.1	100.0%
Totals for Area of Interest	2.1	100.0%



## Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

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### Rating Options

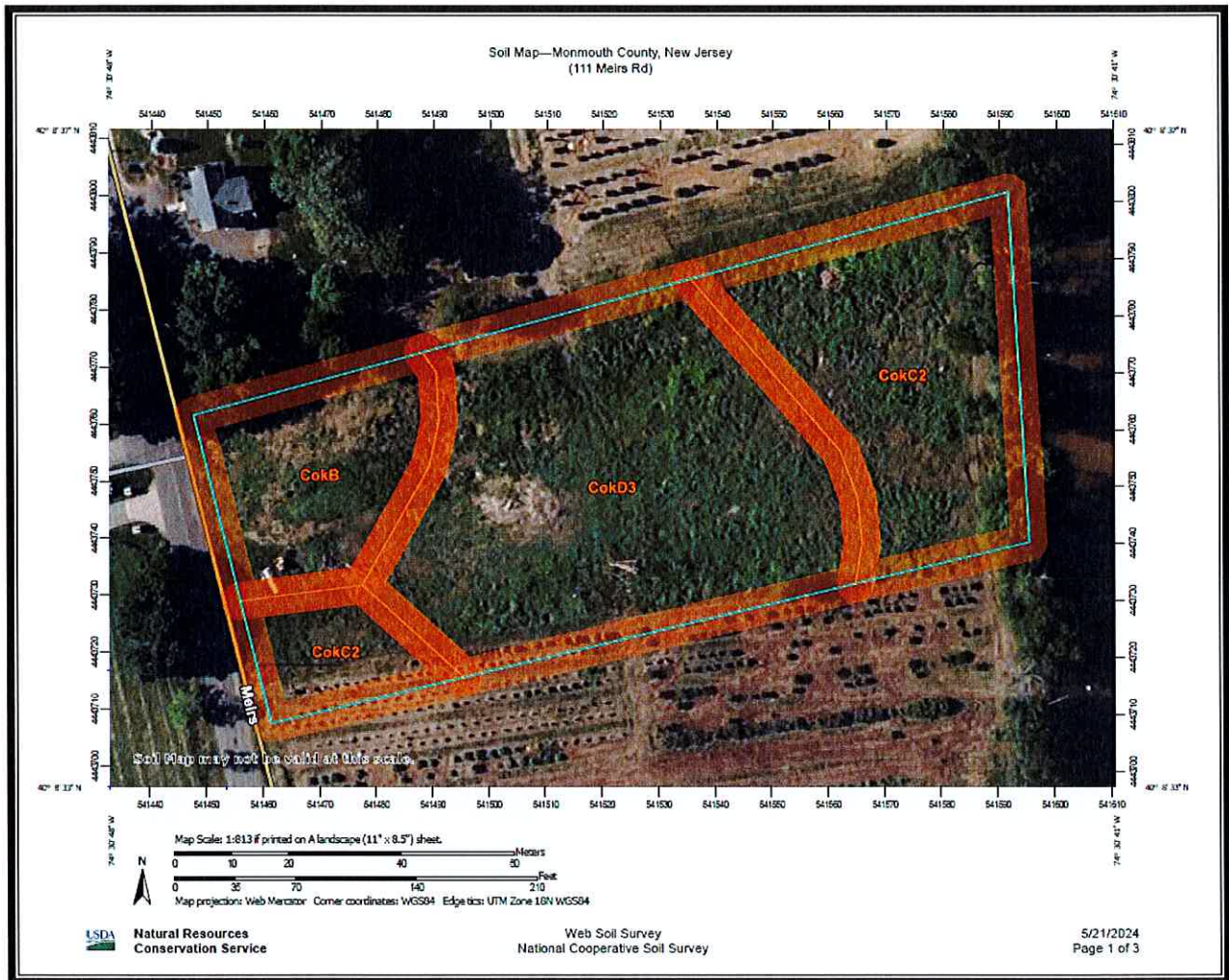
*Aggregation Method:* Dominant Condition

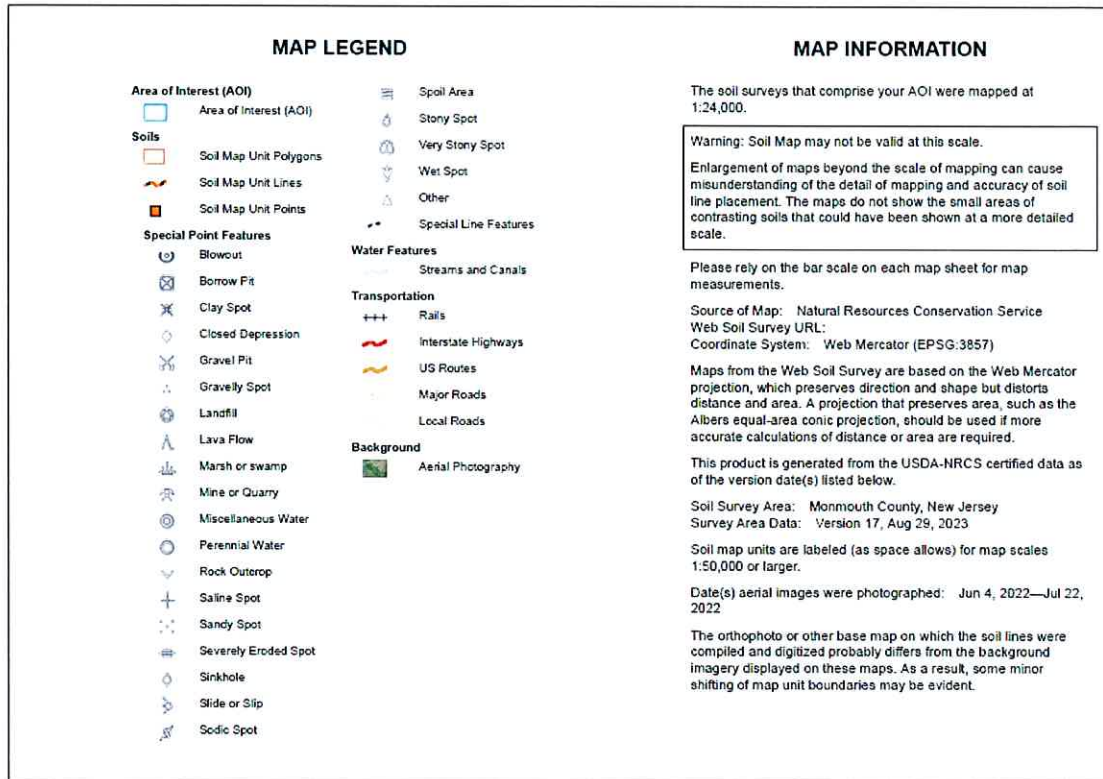
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



# SOILS MAP







### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CokB	Collington sandy loam, 2 to 5 percent slopes	0.3	15.5%
CokC2	Collington sandy loam, 5 to 10 percent slopes, eroded	0.7	35.6%
CokD3	Collington sandy loam, 10 to 15 percent slopes, severely eroded	1.0	48.9%
Totals for Area of Interest		2.1	100.0%



# WETLANDS MAP

## Property Detail Report

For property located at  
111 Meirs Rd, Cream Ridge, NJ 08514

 **PropertyRecords**

APN: 51-00031-0000-00006-11

Generation date: 05/16/2024

### DEP Wetlands



#### Description

#### Area

This parcel does not appear to have any relations with DEP Wetlands

# FLOOD MAP

## Property Detail Report

For property located at

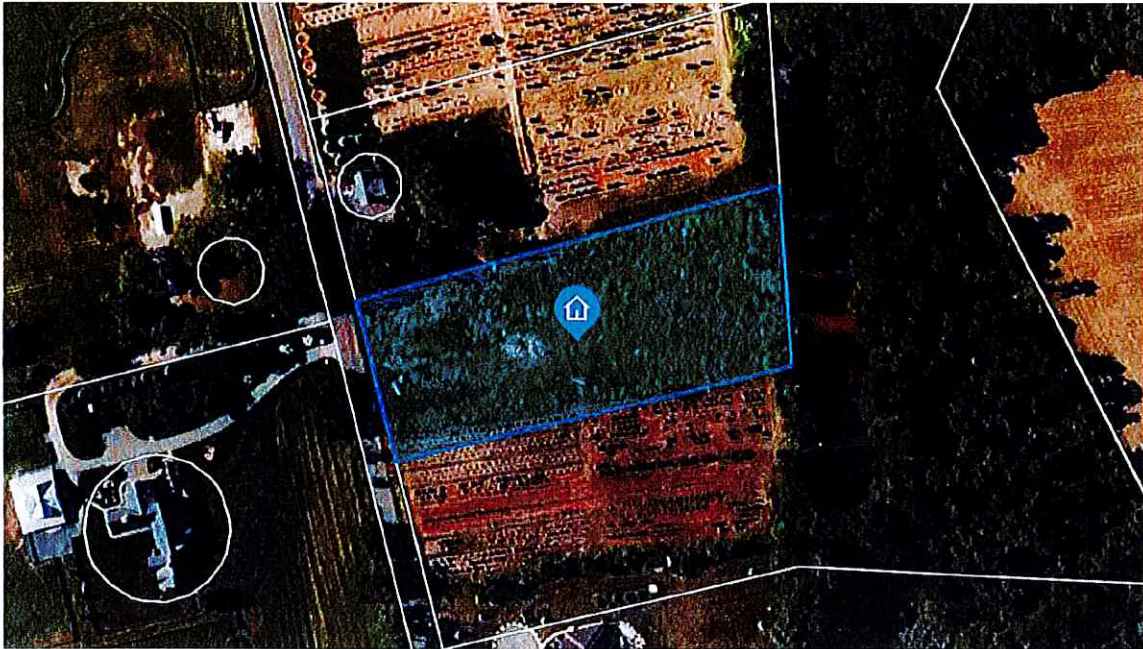
111 Meirs Rd, Cream Ridge, NJ 08514

 PropertyRecords

APN: 51-00031-0000-00006-11

Generation date: 05/16/2024

### FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	2.08 (100%)	34025C0245F	No	 FLOODWAY
					 1% ANNUAL CHANGE FLOOD HAZARD
					 0.2% ANNUAL CHANGE FLOOD HAZARD
					 UNDETERMINED

## PHOTOGRAPH

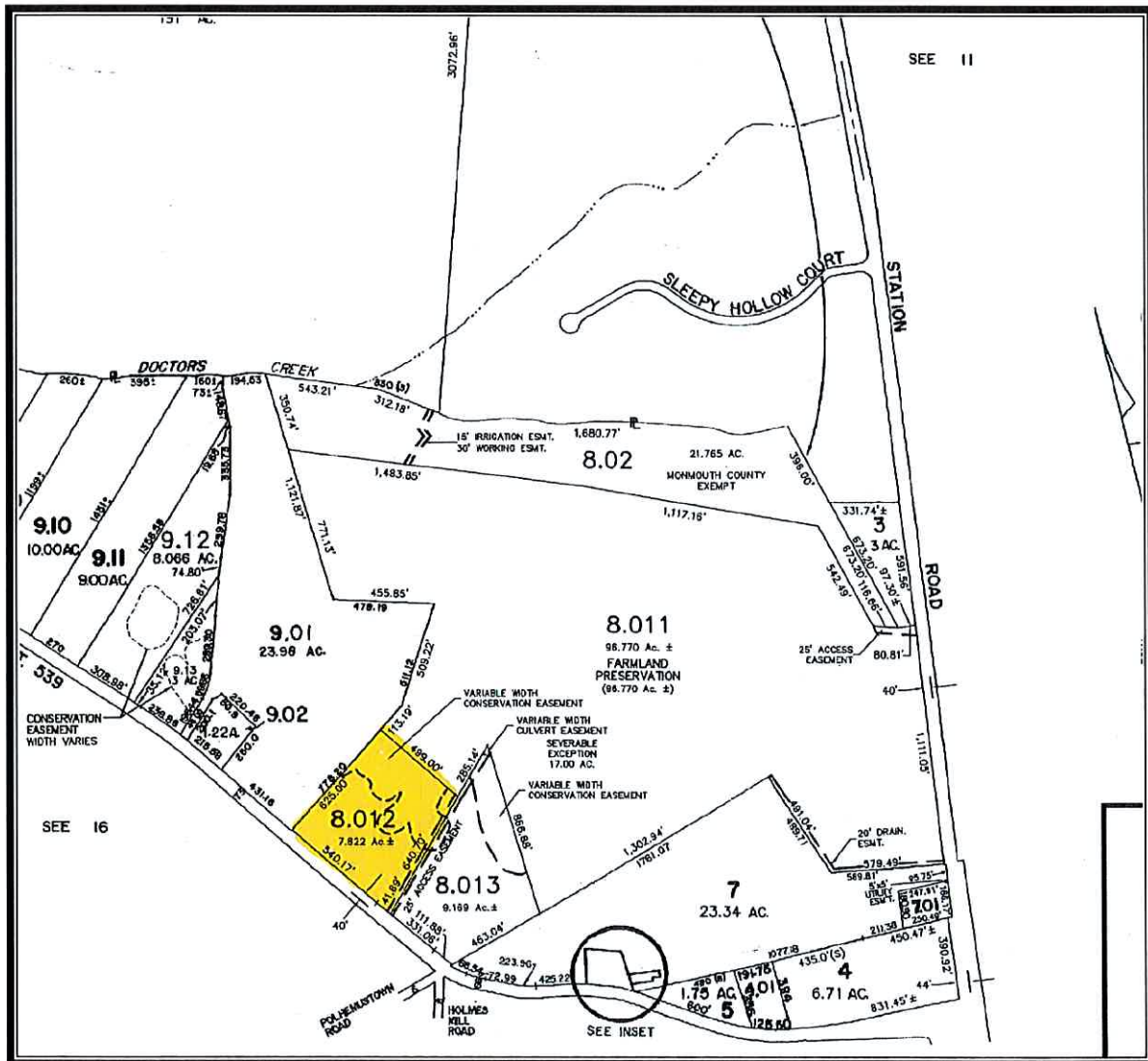


### **SALES COMPARISON APPROACH** (Continued)

Sale Number:	5
Township:	Upper Freehold
County:	Monmouth
Property Address:	180 Route 539
Block and Lot:	Block 24, Lot 8.012
Grantor:	Katherine Sharp
Grantee:	James Remza and Bianca Tenneriello
Deed Book:	9596
Page Number:	1656
Date of Sale:	April 29, 2022
Selling Price:	\$232,000
Financing:	Cash to Seller
Verification:	Deed, Katherine Sharp
Lot Size:	7.822± Acres
Frontage:	340.17± Feet
Frontage Ratio:	43.5± Feet per Acre
Topography:	Level, at Existing Road Grade
Soils:	FrkB, FrkC, HocA, ShrA – 55.1±% Very Limited, 44.8±% Not Limited
Wetlands:	None
Flood Zone Map:	34025C0245F
Easements:	None
Improvements:	None
Highest and Best Use:	Single Family Residential
Water:	No
Sewer:	No
Zoning:	AR
Price per Lot:	\$232,000 per Lot

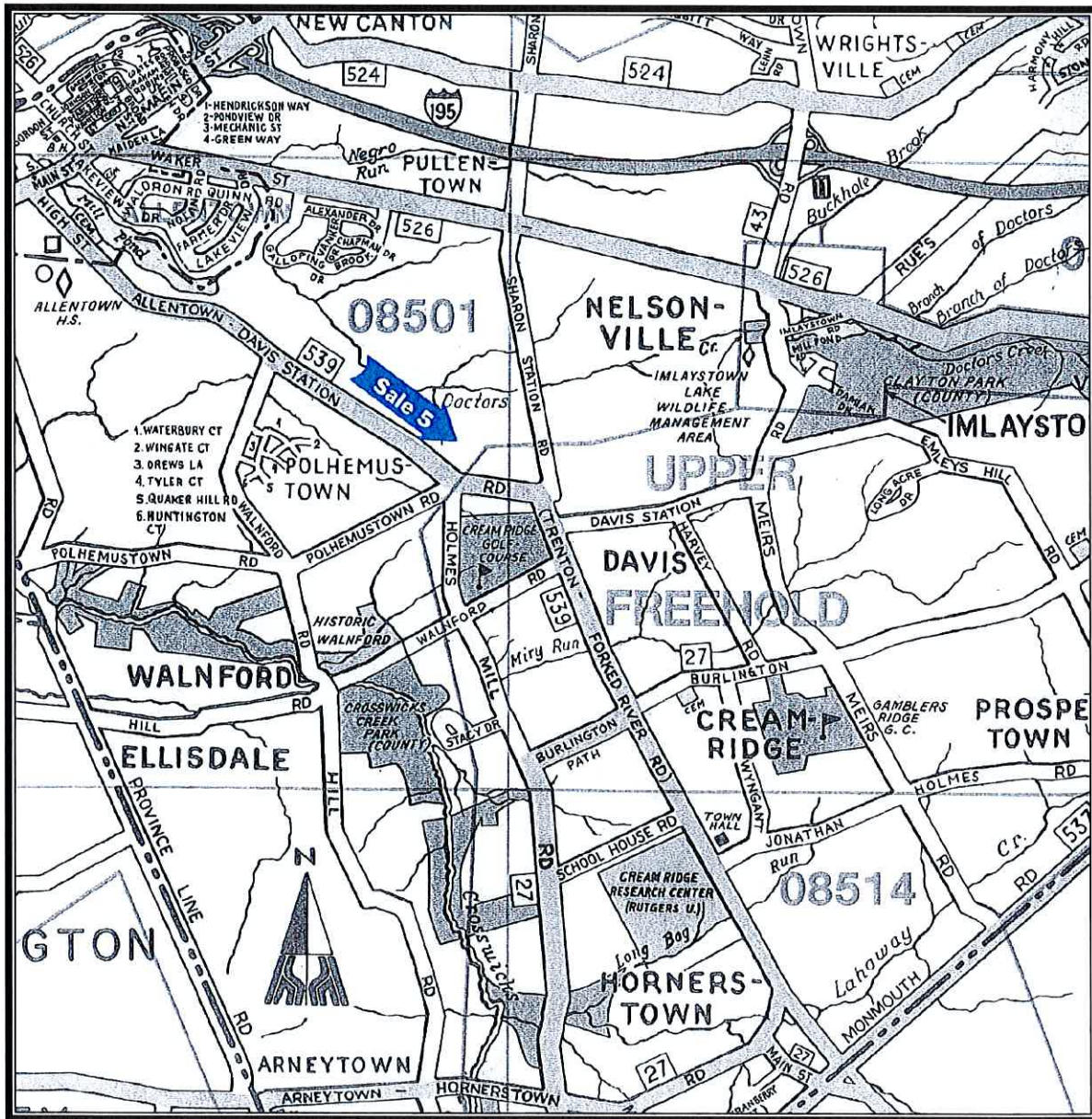


# TAX MAP



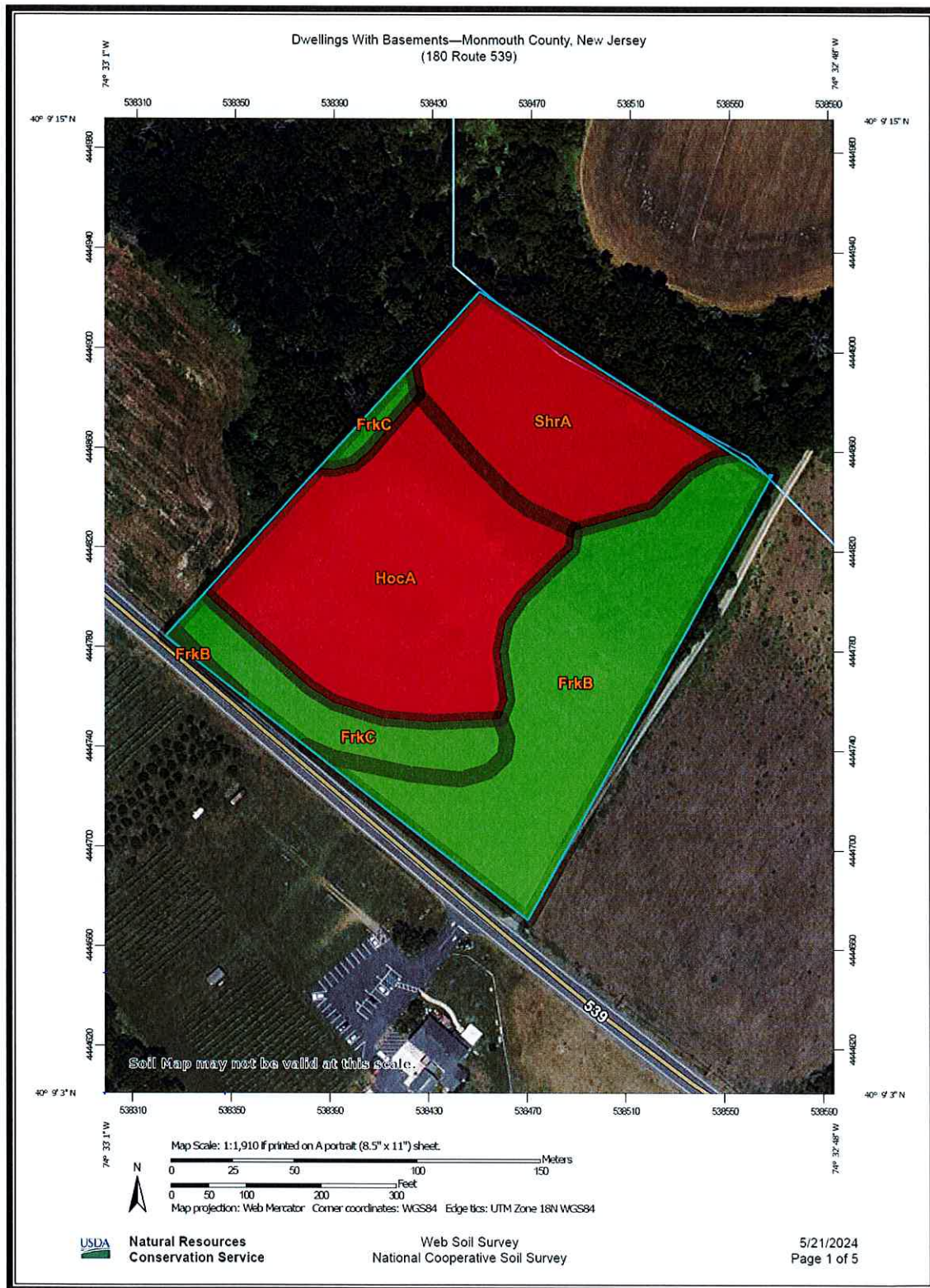


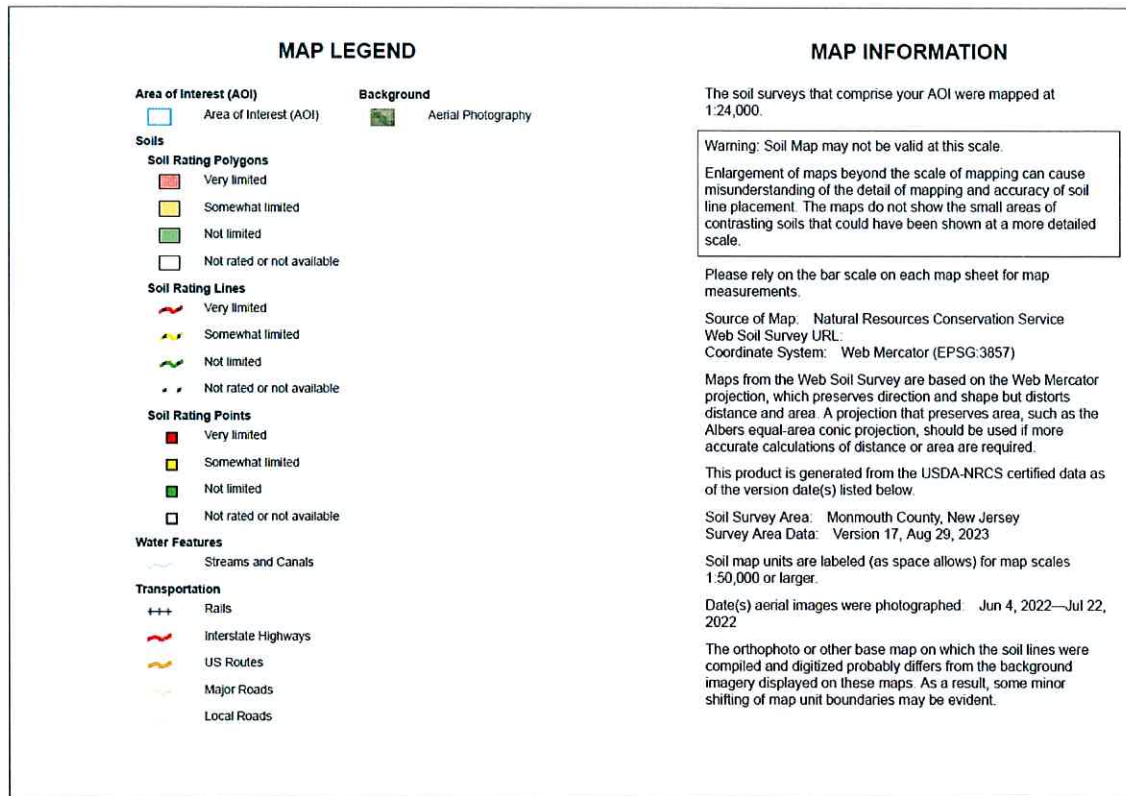
# AREA LOCATION MAP





# DWELLINGS WITH BASEMENTS SOILS MAP





## Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FrkB	Freehold sandy loam, 2 to 5 percent slopes	Not limited	Freehold (85%)		2.6	33.8%
			Colts Neck (5%)			
			Collington (5%)			
FrkC	Freehold sandy loam, 5 to 10 percent slopes	Not limited	Freehold (90%)		0.9	11.1%
			Colts Neck (5%)			
			Collington (5%)			
HocA	Holmdel sandy loam, 0 to 2 percent slopes	Very limited	Holmdel (85%)	Depth to saturated zone (1.00)	2.8	35.3%
			Shrewsbury (5%)	Depth to saturated zone (1.00)		
ShrA	Shrewsbury sandy loam, 0 to 2 percent slopes	Very limited	Shrewsbury (85%)	Depth to saturated zone (1.00)	1.6	19.8%
			Holmdel (3%)	Depth to saturated zone (1.00)		
			Mullica (3%)	Depth to saturated zone (1.00)		
			Pemberton (3%)	Depth to saturated zone (1.00)		
			Hammonnton (3%)	Depth to saturated zone (1.00)		
			Fallsington (3%)	Depth to saturated zone (1.00)		
Totals for Area of Interest					7.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	4.3	55.1%
Not limited	3.5	44.9%
<b>Totals for Area of Interest</b>	<b>7.8</b>	<b>100.0%</b>





## Description

### ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.





## Rating Options

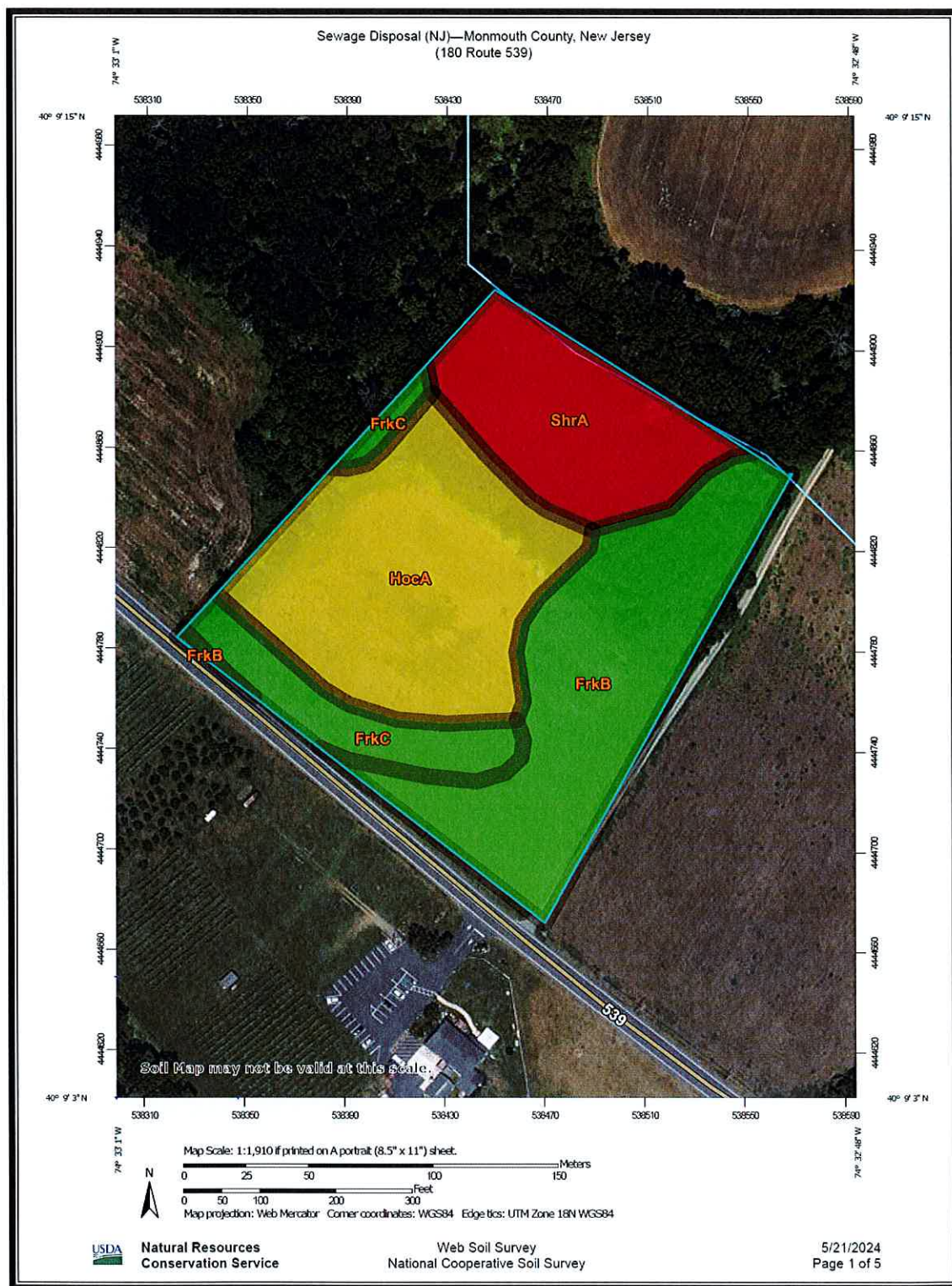
*Aggregation Method:* Dominant Condition

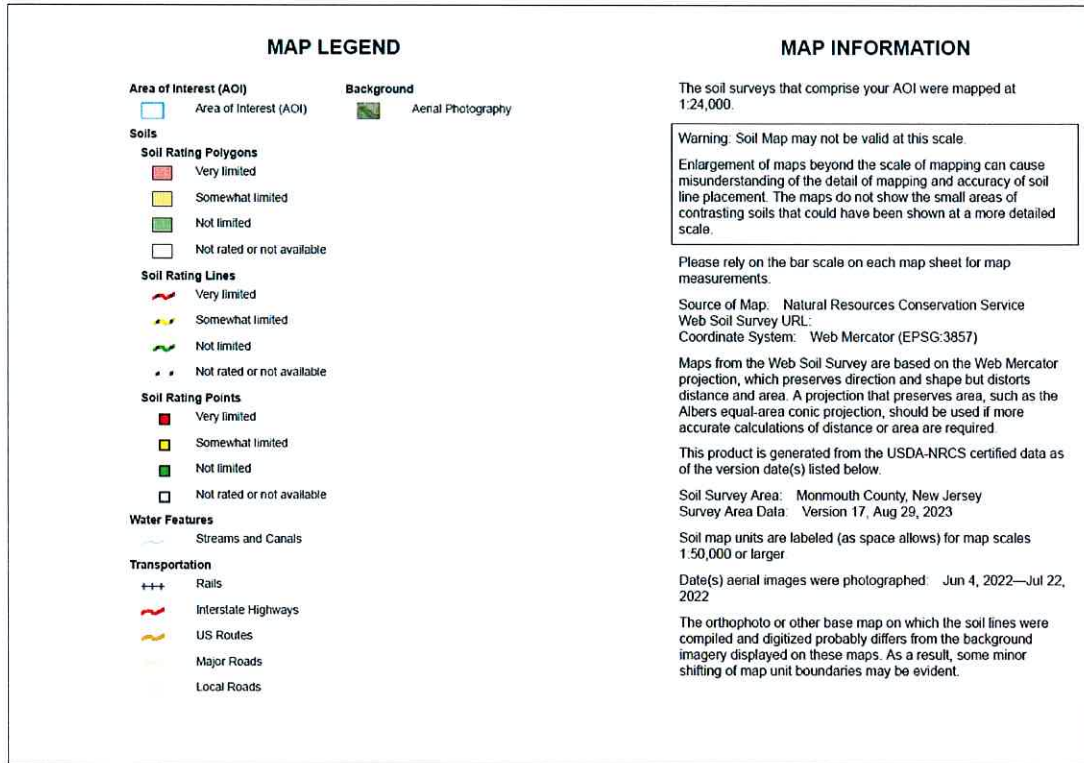
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



# SEWAGE DISPOSAL AND SOILS MAP





## Sewage Disposal (NJ)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FrkB	Freehold sandy loam, 2 to 5 percent slopes	Not limited	Freehold (85%)		2.6	33.8%
			Colts Neck (5%)			
			Collington (5%)			
FrkC	Freehold sandy loam, 5 to 10 percent slopes	Not limited	Freehold (90%)		0.9	11.1%
			Colts Neck (5%)			
			Collington (5%)			
HocA	Holmdel sandy loam, 0 to 2 percent slopes	Somewhat limited	Holmdel (85%)	Depth to apparent zone of saturation (0.91)	2.8	35.3%
ShrA	Shrewsbury sandy loam, 0 to 2 percent slopes	Very limited	Shrewsbury (85%)	Not Permitted - Hydric Soil (1.00)	1.6	19.8%
				Depth to apparent zone of saturation (1.00)		
			Mullica (3%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Fallsington (3%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
Totals for Area of Interest					7.8	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	3.5	44.9%
Somewhat limited	2.8	35.3%
Very limited	1.6	19.8%
<b>Totals for Area of Interest</b>	<b>7.8</b>	<b>100.0%</b>



## Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

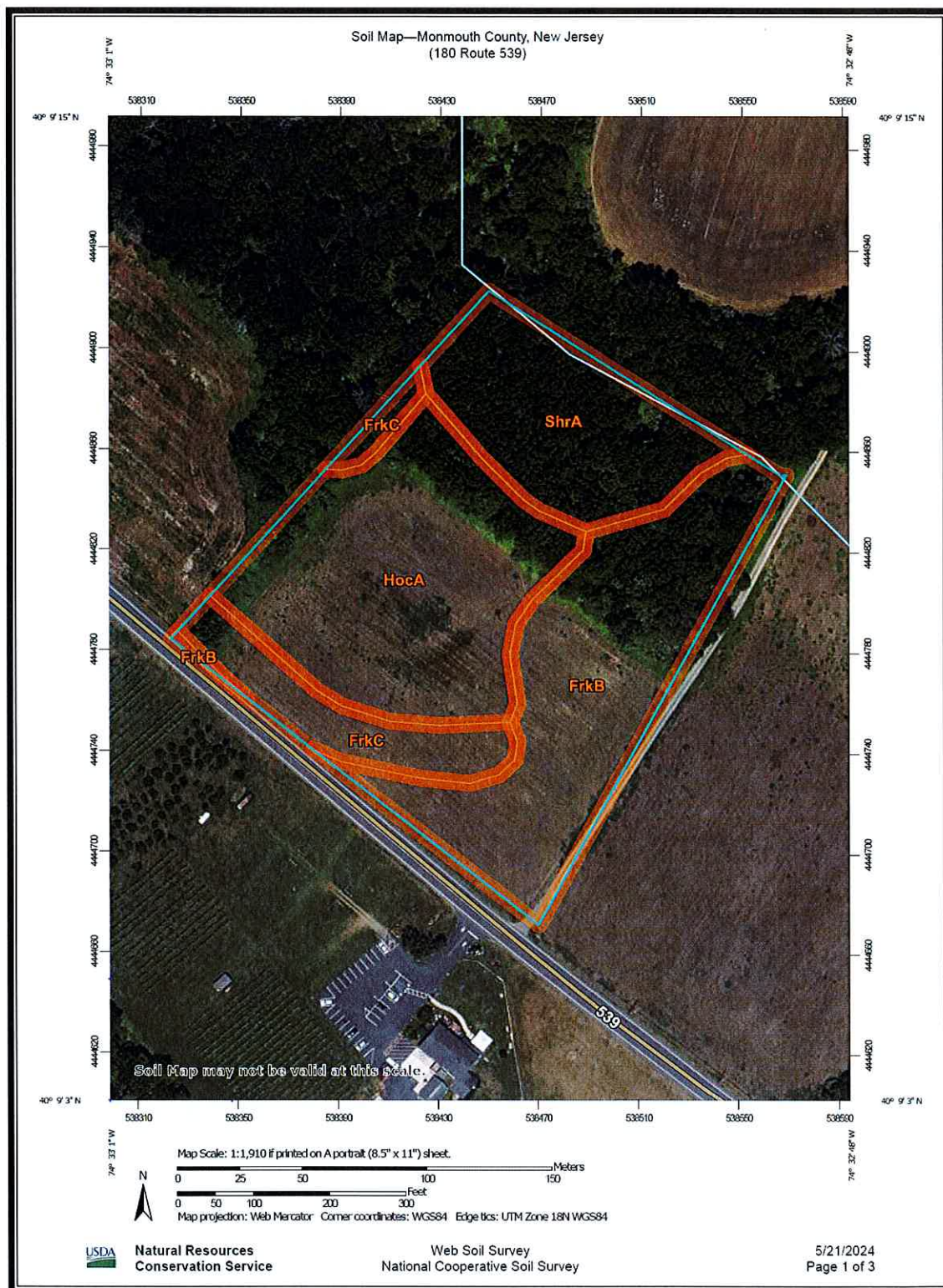
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

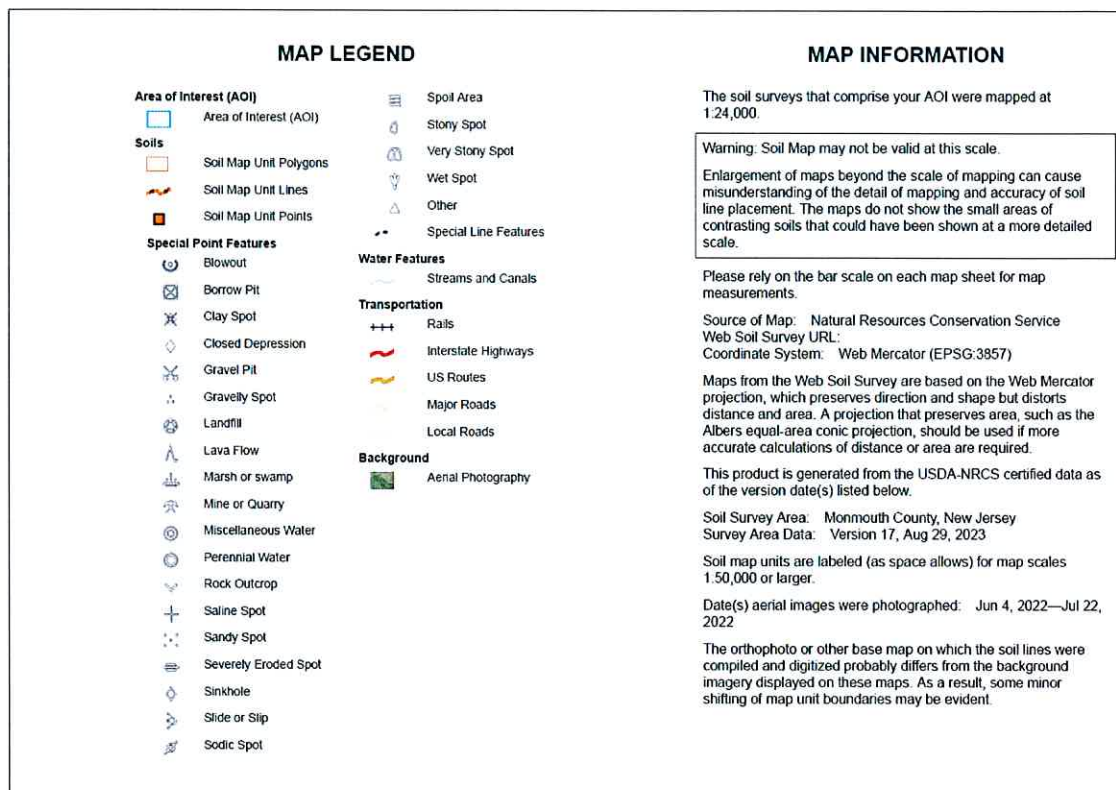
*Tie-break Rule:* Higher



# SOILS MAP





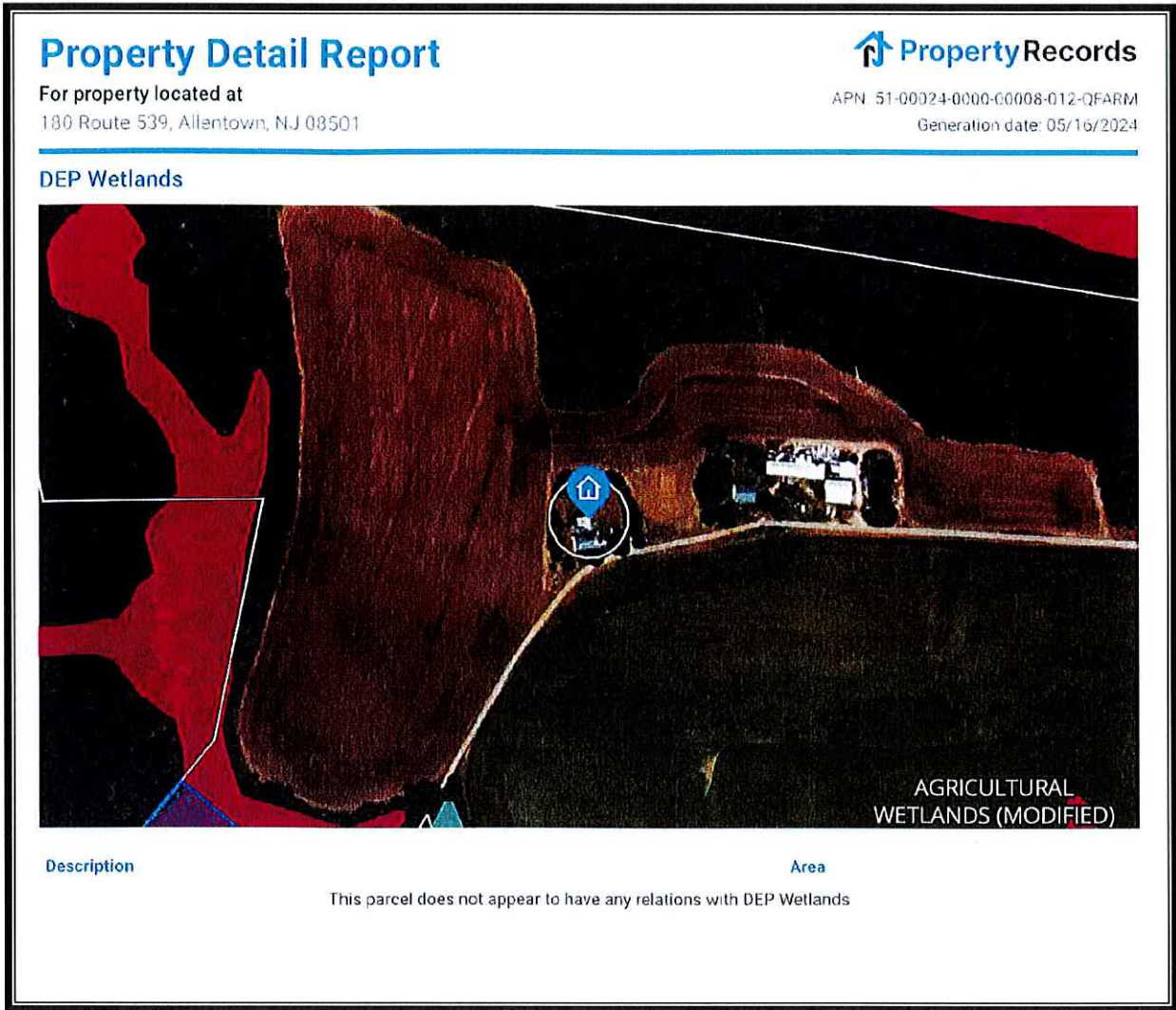




## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrkB	Freehold sandy loam, 2 to 5 percent slopes	2.6	33.8%
FrkC	Freehold sandy loam, 5 to 10 percent slopes	0.9	11.1%
HocA	Holmdel sandy loam, 0 to 2 percent slopes	2.8	35.3%
ShrA	Shrewsbury sandy loam, 0 to 2 percent slopes	1.6	19.8%
<b>Totals for Area of Interest</b>		<b>7.8</b>	<b>100.0%</b>


# WETLANDS MAP



FLOOD MAP

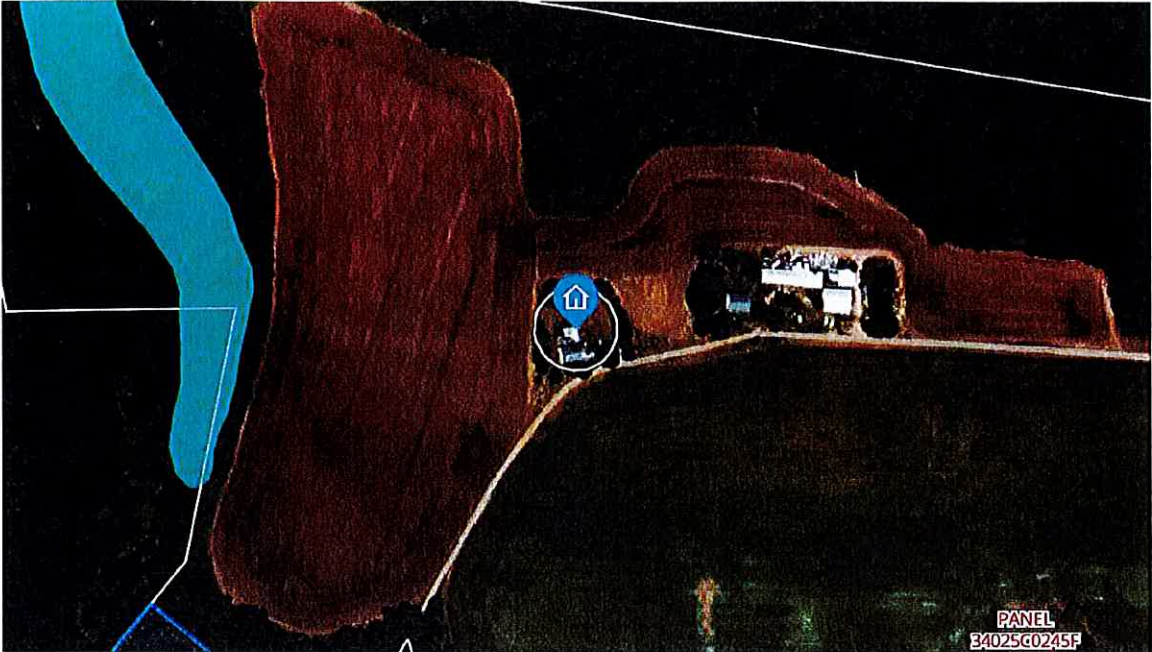
### Property Detail Report

For property located at  
180 Route 539, Allentown, NJ 08501



APN: 51-00024-0000-00008-012-QFARM  
Generation date: 05/15/2024

#### FEMA Flood



Code	Code Description	Area	Panel #	SFHA
	This parcel does not appear to have any relations with FEMA Flood			

FLOODWAY

1% ANNUAL CHANCE FLOOD HAZARD

0.2% ANNUAL CHANCE FLOOD HAZARD

UNDETERMINED

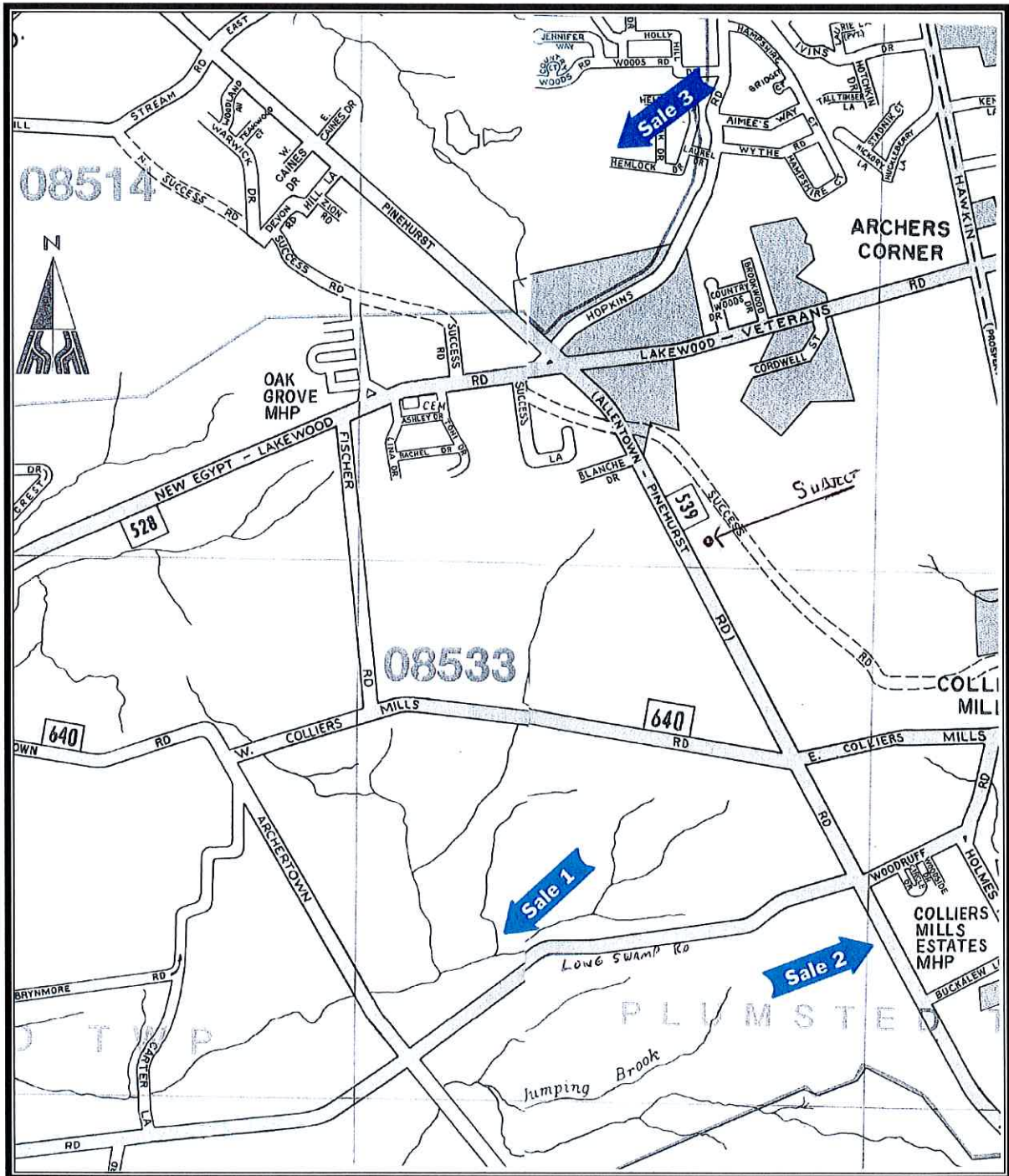


## PHOTOGRAPHS

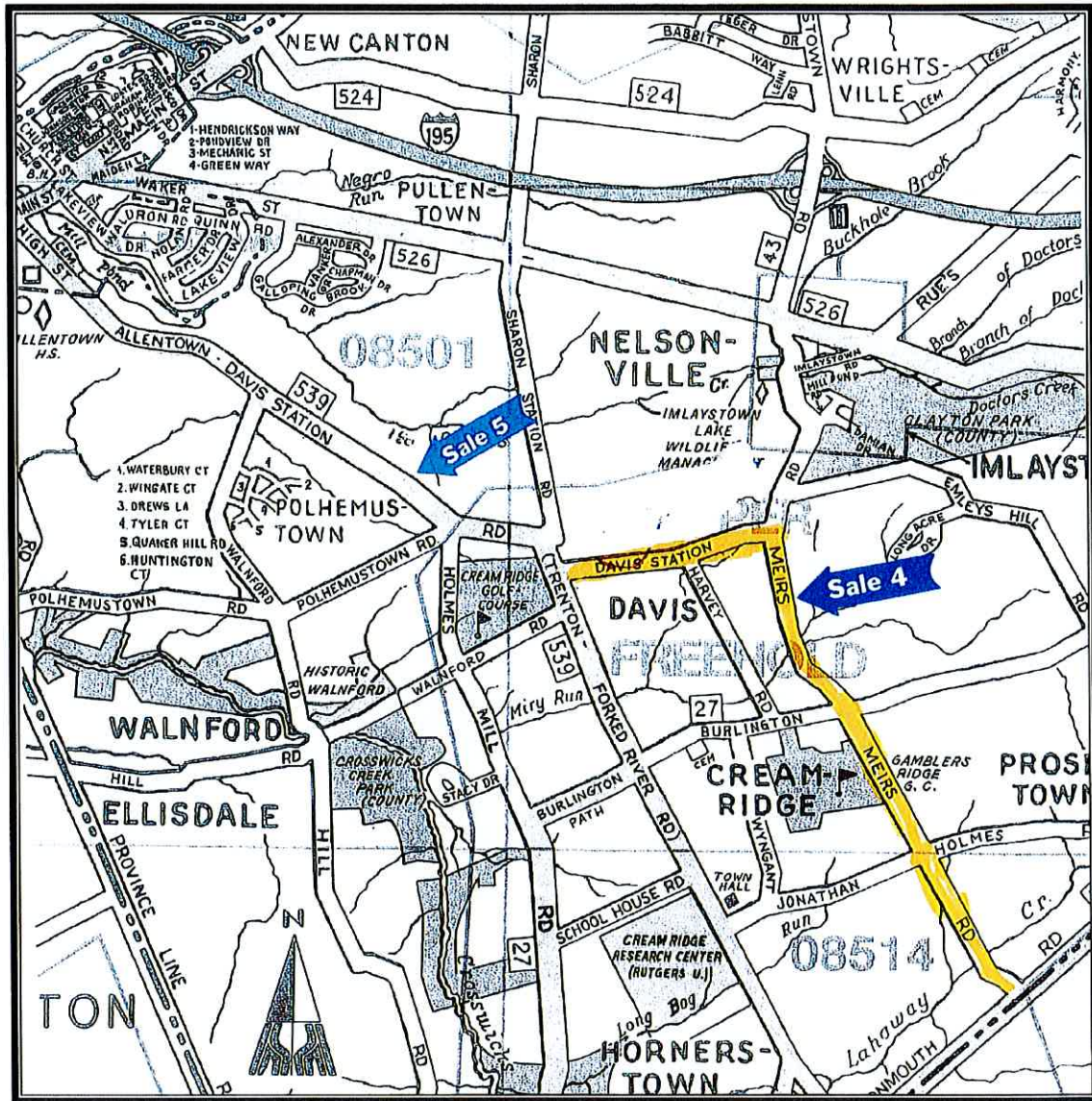




# SALES LOCATION MAP



# SALES LOCATION MAP



SUBJECT  
is  
3 Miles South

## SALES COMPARISON APPROACH (continued)

SALES COMPARISON APPROACH											
LAND SALES ANALYSIS (BLOCK 76, LOT 82.02)											
	SUBJECT	SALE 1		SALE 2		SALE 3		SALE 4		SALE 5	
Property Address	Pinehurst Road	811 Pinehurst Road		198 Hemlock Drive		235 Longswamp Road		111 Meirs Road		180 Route 539	
Township	Plumsted	Plumsted		Plumsted		Plumsted		U. Freehold		U. Freehold	
Block/Lot	76/82.02	80/9.03		46/37.02		82/1.05		31/6.11		24/8.012	
Lot Size/Acres	6.00	4.29		6.62		7.35		2.08		7.822	
Date of Sale	May-24	May-20		August-20		December-21		November-21		April-22	
Sales Price		\$90,000		\$90,000		\$155,000		\$195,000		\$232,000	
Sales Price/Lot		\$90,000		\$90,000		\$155,000		\$195,000		\$232,000	
Property Rights	Fee Simple	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
Adjusted Value		\$90,000		\$90,000		\$155,000		\$195,000		\$232,000	
Condition of Sale	Normal	Normal	0%	Normal	0%	Normal	0%	Normal	0%	Normal	0%
Adjusted Value		\$90,000		\$90,000		\$155,000		\$195,000		\$232,000	
Financing Terms	Conv.	Conv.	0%	Conv.	0%	Conv.	0%	Conv.	0%	Conv.	0%
Adjusted Value		\$90,000		\$90,000		\$155,000		\$195,000		\$232,000	
Market Conditions	Current	Inferior	20%	Inferior	20%	Inferior	10%	Inferior	10%	Inferior	10%
Adjusted Value		\$108,000		\$108,000		\$170,500		\$214,500		\$255,200	
ADJUSTED PRICE/LOT		\$108,000		\$108,000		\$170,500		\$214,500		\$255,200	
Location	Average	Average	0%	Average	0%	Average	0%	Superior	-20%	Superior	-20%
Lot Size/Acre	6.00	4.29	0%	6.62	0%	7.35	0%	2.08	10%	7.82	0%
Topography	Lv/at Grade	Lv/at Grade	0%	Lv/at Grade	0%	Lv/at Grade	0%	Lv/at Grade	0%	Lv/at Grade	0%
Soils	100% Not Ltd.	100%	0%	56.4%	0%	58%	0%	51%	0%	45%	0%
Frontage	200 Feet	100 Feet	0%	200 Feet	0%	100 Feet	0%	200 Feet	0%	340 Feet	0%
Site/View	Fair	Average	-10%	Average	-10%	Good	-20%	Good	-20%	Good	-20%
Wetlands	None	None	0%	None	0%	28%	10%	None	0%	None	0%
Net Adjustment			-10%		-10%		-10%		-30%		-40%
INDICATED VALUE/LOT		\$97,200		\$97,200		\$153,450		\$150,150		\$153,120	
Mean Price/Lot After Adjustment		\$130,224									
Median Price/Lot After Adjustment		\$150,150									

## **SALES COMPARISON APPROACH** (Continued)

### **EXPLANATION OF ADJUSTMENTS**

Property Rights

Conveyed: All sales are considered equal. All are Fee Simple purchases.

Conditions of Sale: All sales are considered equal. None of the sales had any special conditions that would require an adjustment.

Financing: All sales are considered equal. None of the sales had any special financing that would require an adjustment.

Market Conditions: All sales required an upward adjustment as the current market conditions for vacant lots is superior to what it was when the sales took place. The appraisers used 5% per year from 2020 to 2024.

Location: The subject and Sales No. 1, 2 and 3 are located in close proximity in Plumsted Township and are considered equal. Sales No. 4 and 5 are located in adjoining Upper Freehold Township and are superior in location. These 2 sales required downward adjustments.

Lot Size: The subject lot is 6.00± acres. The sales have the following lot sizes:

Sale No. 1: 4.29

Sale No. 4: 2.08

Sale No. 2: 6.62

Sale No. 5: 7.82

Sale No. 3: 7.35

All sales are considered equal except Sale No. 4. This sale required an upward adjustment as larger lots can accommodate a larger house and additional accessory buildings such as pools, tennis courts and barns.



## **SALES COMPARISON APPROACH** (continued)

### **EXPLANATION OF ADJUSTMENTS** (continued)

Topography:	All lots are considered equal. None of the sales had any unusual topographical features that would require an adjustment.
Soils:	All sales are considered equal. All sales have soils that are capable of having a single family residential dwelling erected on them.
Frontage:	All sales are considered equal. All sales have adequate frontage to have a single family residential dwelling erected on them.
Site/View:	The subject lot is adjacent to the New Egypt Speedway. For approximately 6 months a year there is racing at least 2 nights a week along with some daytime events. The events are large and the noise level is not conducive to peace and quiet. All sales required a downward adjustment. The appraisers used 20%.
Wetlands:	The subject lot does not have any delineated wetlands. Sales No. 1, 2, 4 and 5 are similar and do not require any adjustments. Sale No. 3 has about 28% of the site in delineated wetlands. This sale required an upward adjustment.

## **SALES COMPARISON APPROACH** (Continued)

### **CORRELATION OF MARKET DATA**

The appraisers have cited (5) vacant lot sales in the subject's trading area. These sales are shown on the Sales Location Maps that follow the sales write-up. Sales No. 1 – 3 are situated in Plumsted Township, while Sales No. 4 and 5 are located in adjoining Upper Freehold Township. The sales range in size from 2.08 to 7.82 acres and range in price from \$90,000 to \$232,000 (before the adjustment process). After the adjustment process, the range of value is \$97,200 to \$153,450 for the 6.00 acre lot. Sales No. 1, 2 and 3 were given the most weight as they are in Plumsted Township. Sale No. 3 was given the most weight as it is similar in size and shape. The appraisers have selected \$120,000 as the Indicated Value of the subject lot (Value Before).

## VALUE (AFTER)

In arriving at the value of the subject lot after the 1.02± acres that will be annexed to the state property, the appraisers relied on the same (5) sales. The functional utility will be diminished by the loss of 1.02± acres, but will have a limited effect on the overall value. If we apply the 4 – 3 – 2 – 1 rule, the rear part of the site has 10% of the value.

\$120,000 x 10% = \$12,000

Value (Before): \$120,000

Value (After): \$108,000

Value of Part Taken: \$12,000

### Monmouth County Board of Taxation

PRINT THIS PAGE

#### Tax Glossary A-M

This is a selected list of appraisal and building terms which assessing officials and their staff may encounter in their work. It is not, therefore, a complete list of terms used in appraisal and building construction. Some terms have been omitted because their meanings are common knowledge; others have been omitted because it is believed they will seldom, if ever, be encountered.

#### A | B | C | D | E | F | G | H | I | J | K | L | M

**4-3-2-1 Rule** - Rule that states that the first 25% of depth represents 40% of the value; the second 25%, 30% of the value; the third 25%, 20% of the value; and the final 25%, 10% of the value.

**65/35 Rule** - Rule states that the value of a triangular lot with its base on the facing street will be approximately 65% of that of a rectangular lot of the same frontage and depth. The value of the triangular lot with its apex on the facing street will be 35% of that of a rectangular lot of the same frontage and depth.

**Abstraction Method** - Method of land valuation whereby improvement values obtained from the cost model are subtracted from sales prices of improved parcels to yield residual land value estimates.

**Accessory building** - A building subordinate to and used in conjunction with a principal or main building. Accessory buildings include barns, cribs, sheds, and private garages.

**Ad Valorem Tax** - Tax levied based on the value of an item. The property tax is an ad valorem tax.

**Adaptive Estimation Procedure (AEP)** - A computerized procedure using properties of which sales prices are known to produce a model that can be used to value properties for which sales prices are not known. Also called feedback.

**PART VII**  
**ADDENDA**



## **LETTER TO PROPERTY OWNER**

RONALD A. CURINI APPRAISAL COMPANY, INC.

1540 Kuser Road A-7  
Hamilton, New Jersey 08619

Lawrence V. Melamed, CTA  
President

R. Blair Stiefbold  
Secretary/Treasurer

(609) 586-3500 x 103  
FAX (609) 586-3504  
curinc@aol.com

March 11, 2024

CERTIFIED MAIL

Fred Vahlsing  
c/o E.M.E.  
849 Route 539  
New Egypt, N.J. 08533

Re: Block 76, Lots 85 and 95  
Block 76, P/O. Lot 82.02  
Plumsted Township  
Ocean County, New Jersey

Dear Mr. Vahlsing,

Our firm has been retained by your attorney, Ryan O'Sullivan, of Fox, Rothschild, to prepare appraisals of the (3) above captioned lots in Plumsted Township. The purpose of this appraisal is to estimate the Fee Simple estimate of these three lots which will be swapped with lands owned by the Department of Environmental Protection. Please call me at my office (609-586-3500 x 103) to set up an appointment for our firm to inspect the property. The three lots in question are shaded in pink on the attached map. If you

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)

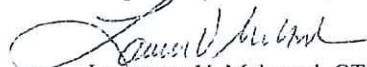
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To: Fred Vahlsing - c/o E.M.E.  
Street, Apt. No., or P.O. Box No.: 849 Route 539  
City, State, ZIP+4: New Egypt, NJ 08533

PS Form 3800, August 2008 See Reverse for Instructions

Respectfully submitted,



Lawrence V. Melamed, CTA  
SCRREA  
N.J. License #42RC00102400

# CERTIFIED MAIL RECEIPT CARD

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Fred Vahlising          C/O E.M.E.          849 Route 539          New Egypt, NY 08533</p>  <p>9590 9402 7895 2234 9924 62</p>		<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery          3/14/24</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7006 2150 0001 2737 0698</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collection Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>		<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

## **APPRAISAL CHECKLIST**





State of New Jersey  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM

PHILIP D. MURPHY  
Governor

TAHISHA L. WAY  
Lt. Governor

401 East State Street  
P.O. Box 420, Mail Code 401-07B  
Trenton, New Jersey 08625-0420  
Tel. (609) 609-9840 • Fax (609) 984-0608  
[www.NJGreenAcres.org](http://www.NJGreenAcres.org)

SHAWN M. LATOURETTE  
Commissioner

**UPDATED MEMORANDUM - COMPENSATION PARCELS**

DATE: December 12, 2023  
TO: Mary Monteschio, Regulatory Officer / Project Manager  
FROM: Anine Rusecky, SCGRE - Review Appraiser, Green Acres Appraisal Section  
RE: State House Commission #: SHC-2019-003

Owner: New Egypt Raceway, Inc.  
Applicant: New Egypt Raceway, Inc.  
Property Address: East of Pinehurst Road, Plumsted Township, Ocean County, NJ  
Block/Lots:  
Compensation Parcel 1-BI 76, Lot 85 (12.67+/- Ac.- Tax Records, Deed)  
Compensation Parcel 2- Block 76, Lot 95 (7.88+/- Acres – Tax Records)  
Compensation Parcel 3- Block 76, p/o Lot 82.02 (1.02+/- Acres)

---

**Please advise the Applicant to:**

1. Review the **current** list of Green Acres Approved Appraisers prior to contracting any appraiser(s);
2. inform the appraiser(s) that NJDEP Green Acres is an intended user of this appraisal report, and that this appraisal assignment must be prepared according to current NJDEP Green Acres Appraisal Requirements (GA-AR), current USPAP Standards, and the specific instructions described below;
3. provide the appraiser(s) with the owner's contact information, any other intended user(s)' information, and the specific written instructions stated below at the start of the assignment;
4. inform the appraiser(s) that the instructions below and certified notification proof/letter to property owner **must** be included in the addendum of the appraisal report(s);
5. inform the appraiser(s) that the report will be reviewed for its conformance with USPAP and the GA-AR. **Reports that are found to have multiple departures up front will be rejected until compliance is met, to avoid a lengthy review process;** and
6. the applicant should note that value conclusions of \$250,000 or higher will require two appraisals.

The Green Acres Appraisal Requirements (GA-AR) are found on our website here [dep.nj.gov](http://dep.nj.gov) and is based in part on quality factors of "Complete, Accurate, Adequate, Relevant and Reasonable", and on current USPAP Requirements. As required by USPAP, appraisers must ask their Client whether there are any other Intended Users of the report other than the Client and NJ DEP Green Acres and ensure that the report conforms to any appraisal requirements required by the Client and any Intended Users.

**DESCRIPTION:**

Three separate values required, presented in two reports. All three parcels are located within Block 76 in Plumsted Township, Ocean County, New Jersey, and are also within the Pinelands Area requiring application for development. The first appraisal report will contain analysis and values for Compensation Parcels 1 & 2. The second appraisal report will analyze and value Compensation Parcel 3. The details of each parcel and the appraisal instructions are as follows:

**Compensation Parcel 1** is identified as Block 76, Lot 85, and contains 12.67+/- acres of land in a fairly regular configuration. The parcel is landlocked and wooded. The parcel's easterly boundary is formed by the Bordens Run Creek, and contains 5.75+/- acres of wetlands and 2.28 acres of transitional areas in the easterly and southwesterly portions of the lot. Zoning has been reported as Forest Area – FA Zone, but all municipal zoning and Pinelands regulations relating to the subject parcel **must** be confirmed by the appraiser with the governing regulatory departments and/or agencies.

**Compensation Parcel 2** is identified as Block 76, Lot 95, and contains 7.88 acres+/- of land (tax records) in a fairly regular configuration. This parcel is also landlocked and wooded. The parcel's easterly boundary is formed by the Bordens Run Creek, and has 2.3 acres of wetlands and 0.83 acres of transitional area in the easterly portion of the lot. Zoning has been reported as Forest Area – FA Zone, but all municipal zoning and Pinelands regulations relating to the subject parcel must be confirmed by the appraiser with the governing regulatory departments and/or agencies.

**Compensation Parcel 3** is identified as Block 76, part of Lot 82.02, and contains 1.02 acres+/- of land as depicted on the attached mapping, in a triangular configuration with no direct road frontage. This parcel is generally level and predominantly clear, and there are no wetlands evident on the site. The parcel is bounded on the northerly and southerly sides by Lot 83.03 within Block 76. Zoning for this lot has been reported as RD-1 – Rural Development Zone and is located in the Pinelands Area, but all municipal zoning and Pinelands regulations relating to the subject parcel must be confirmed by the appraiser with the governing regulatory departments and/or agencies.

**ASSIGNMENT ELEMENTS**

The purpose of the appraisal is to establish a current fee-simple, 'as-is' market value of each parcel. The intended use is for a potential land swap or other appropriate agreement between the NJDEP and New Egypt Raceway, Inc. The intended users are the NJDEP and New Egypt Raceway, Inc.

Each parcel is to be appraised as of the effective date (current) "as if" vacant and an independent economic unit to its highest and best use as of the effective date.

**INSTRUCTIONS/REMINDERS:**

1. The market value is to be subject to the following conditions:
  - a. **Extraordinary Assumption** that each Compensation Parcel 1 (Block 76, Lot 85); Compensation Parcel 2 (Block 76, Lot 95); and Compensation Parcel 3 (Block 76, p/o Lot 82.02) are each clean and free from environmental contamination and debris, and if this is not true, the assignment results may be affected.
  - b. **Hypothetical Conditions:** –NONE\* (\*See specific instructions for Block 76, Lot 82.02 below)



- c. Please provide a total and per acre value for each of the individual parcels.
- i. **Compensation Parcels 1 & 2** can be presented in a single appraisal report, but **must** include two grids and two separate values.
  - ii. **Compensation Parcel 3** must be analyzed in a separate appraisal report. In conformance with Green Acres Appraisal Requirements for partial acquisitions: Describe entire property, partial area to be acquired, and the remainder in detail. The "Before" and "After" valuation method shall be used, except where the Green Acres Appraisal Section and the appraiser have agreed that there are no measurable damages to the remainder, \*If it is determined that there are no measurable damages and the parcel is valued directly, the appraiser must include narrative to support this assertion, **AND the Hypothetical Condition** that the property is subdivided as of the effective date of value must be included in the report, presented wherever the value conclusion is presented..
2. Please provide available MLS sheets/Broker listings etc. for subject, comparables, and any comparable listings where available to verify any conditions of sale.
  3. Please take current "in person, on-site" subject and comparable sale photos. The subject and comparable sales must be personally inspected by the appraiser.
  4. Please also include comments on the strengths and weaknesses of the subject parcel in the Transmittal Letter and one page with a representative subject photo and the tax map after the Executive Summary or Summary of Salient Facts Page.
  5. Per USPAP, appraisal reports are required to analyze "local market data" as of the effective valuation date, that may indicate demand for the subject property. Relevant data such as comparative municipal/county population, median household income and building permits, comparative county/state monthly unemployment rates, municipal/county home sale prices etc. should be used to support economic demand analysis. See links below for economic, demographic and building permit data:  
[https://nj.gov/labor/lpa/LMI\\_index.html](https://nj.gov/labor/lpa/LMI_index.html)  
<https://www.census.gov/programs-surveys/acs/news/updates/2019.html>
  6. Please contact [Anine.Rusecky@dep.nj.gov](mailto:Anine.Rusecky@dep.nj.gov) or [Kaydianne.Sangster@dep.nj.gov](mailto:Kaydianne.Sangster@dep.nj.gov) in the Green Acres Appraisal Section if you have any questions, prior to completing the appraisal report.

DOCUMENTS FOR APPRAISERS:

- A. Pre-Appraisal Fact Sheet
- B. Project Reference Maps
- C. Tax Map
- D. Guidance/Instruction Memo

***PLEASE NOTE: Covid-19 must be acknowledged in the report. When COVID-19 precautions and regulations are in place, phone interviews may take the place of face-to-face owner-agent/appraiser meetings. A Certified confirmation letter to the owner must be placed in the report Addendum. This letter will contain the date of inspection, the time/date of phone interview(s), and names of persons who participated in the call(s). During COVID conditions, and if no in-person meeting is held, this letter will substitute for the certified notification letter. For the safety of all involved, social distancing, mask-wearing and all precautions should be exercised in any appraisal work performed by Green Acres Approved Appraisers. Updates on COVID-19 conditions may apply.***

Thank you in advance for your interest in providing professional appraisal services to the NJ  
DEP Green Acres.





NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
OFFICE OF TRANSACTIONS AND PUBLIC LAND ADMINISTRATION  
PUBLIC LAND COMPLIANCE SECTION

**Pre-Appraisal Fact Sheet for Diversion/Disposal of  
Green Acres Encumbered Parkland**

In order to establish an accurate value for a parcel of land, it is important to have all pertinent information *before* it is appraised. The following questions will allow the Department's review appraiser and the appraisers to be hired by the applicant to have a better understanding of the property. Completion of this fact sheet will streamline the appraisal process, as well as the appraisal review.

This fact sheet must be submitted with the Project Reference Map and approved by the Department **before you hire the appraiser(s)**. The Department will not schedule a pre-bid appraisal meeting or authorize appraisals to begin until this completed Fact Sheet and the Project Reference Map have been submitted and approved by the Department's review appraiser. The Department will issue appraisal instructions after reviewing all submitted documentation.

Please complete a separate Fact Sheet for the diversion/disposal parcel and for the compensation parcel, if applicable. If the appraisal scenario changes from what is described below, corrected information must be submitted immediately to the Department. Please note – hired appraisers MUST be provided with written appraisal instructions, and all appraisals must be performed in accordance with the current Green Acres Appraisal Requirements as found on the Green Acres Program website: [www.nj.gov/dep/greenacres/pdf/Green\\_Acres\\_Appraisal\\_Requirements\\_01-2019.pdf](http://www.nj.gov/dep/greenacres/pdf/Green_Acres_Appraisal_Requirements_01-2019.pdf)

**Please note that properties to be disposed of/diverted must be appraised at their Highest and Best Use or intended use, whichever results in a higher value.**

Much of the required information is available on the NJDEP's GeoWeb at [www.nj.gov/dep/gis/geoweb splash.htm](http://www.nj.gov/dep/gis/geoweb splash.htm)

**GENERAL INFORMATION**

Block(s)/Lot(s): Block 7 6, Lots p/o 82.02, 85, & 95

Street address of property: 720 Pinchurst Road

Municipality County: Plumsted Township, Ocean County

Current Owner: New Egypt Raceway, Inc.

List any adjacent lots that are under the same ownership:

\_\_\_\_\_

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1. Will this be a fee acquisition X or an easement \_\_\_\_\_? If an easement, please describe below the type of easement as well as deed restrictions to be placed on the land; Proposed easement language **must** be attached with this Fact Sheet

**If less than full public access to the property is proposed, you must show public access area(s) on the Project Reference Map.**

2. Is this an entire taking \_\_\_\_\_ or partial taking X? If a partial taking, please describe the taking and remainder areas in detail and show clearly on the Project Reference Map.  
Partial Taking of Lot 82 02 and full taking of Lots 85 and 95. Project Reference Maps for all Properties all properties attached as Exhibit A

**DESCRIBE THE FOLLOWING PROPERTY DETAILS:**

1. Physical characteristics of the property, details of legal road access, any special features. **If sole access to the property is via an easement or agreement with adjoining property owner, documentation must be provided.**  
Property is vacant wooded land.

2. Present use of the property: None/Vacant

3. Property Acreage - Total: 21.57; Uplands: \_\_\_\_\_ Wetlands: \_\_\_\_\_

If freshwater/coastal wetlands are present, note the source used to determine the approximate location and acreage. Please also note any tidelands claims/grants: SEE EXHIBIT A

Note: Location and area of freshwater/coastal wetlands are available from the Department at [www.nj.gov/dep/gis](http://www.nj.gov/dep/gis) or as determined by one of the following sources:

- A wetlands delineation verified by the NJDEP (e.g. NJDEP issued Letter of Interpretation (LOI) and Plan);
- Freshwater wetlands maps prepared by the NJDEP under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., if they exist; or
- If the documents listed under (a) and (b) above do not exist, U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) maps, in conjunction with County Soil Surveys published by the U.S. Department of Agriculture.

4. Name any **Category One** streams on the site? \_\_\_\_\_

Note: Stream classifications are listed in the Surface Water Quality Standards (SWQS) at N.J.A.C. 7:9B-1.15 (found at [www.state.nj.us/dep/rules/](http://www.state.nj.us/dep/rules/)). The Department's interactive mapping tool (accessible through [www.nj.gov/dep/gis/](http://www.nj.gov/dep/gis/)) is also helpful in identifying stream classifications. Directions on how to use the interactive mapping tool can be found at [www.nj.gov/dep/wms/bwqsa/](http://www.nj.gov/dep/wms/bwqsa/).

5. List any and all existing easements and/or rights-of-way on the property (e.g. utility, road/driveway, drainage, sewer, conservation, Pineland Development Credit Bank easement, etc.); Attach documentation, if available



(e.g. recorded documents, easements, and/or mapping)  
N/A

6. Existing structures on site:

a. Present condition, current use: N/A

b. Proposed future use of existing structures, if not demolished: N/A

**Note: Applicants must evaluate all structures for historic preservation purposes in accordance with the Green Acres rules. N.J.A.C. 7:36-4.4 (for local governments) and N.J.A.C. 7:36-15.4 (for nonprofits).**

7. Utilities: (e.g. public water, sewer, septic, well):

8. The terms of any and all leases or rentals on the property (e.g. agricultural, hunting, residence, etc.); Attach agreements/leases, if available.  
N/A

9. Current zoning of property: Forest Area - FA Zone and RD-1 Rural Development (BI 76, Lot 82.02)  
List any recent or proposed zoning changes and effective dates: N/A

10. Has the project site been identified by a municipality or otherwise designated for use in meeting municipal fair share low- and moderate-income housing obligations under the Fair Housing Act of 1985 (N.J.S.A. 52:27D-301)? Yes ☐ No ☒

**Note: Properties designated for low-and moderate-income housing may not be eligible as compensation land. If so designated, please contact the OTPLA Compliance Officer immediately.**

**INCLUDE THE FOLLOWING DOCUMENTS, IF AVAILABLE/APPLICABLE**

1. Existing survey of the property;
2. Executed Contract of Sale or Option Agreement on this property with any party;
3. Signed approved subdivision/development plans; (MUST include signed resolution of approval by the Planning Board)

**REGIONAL PLANNING AREAS:**

**Pinelands Region**

- a. Is the property located within the Pinelands Preservation Area, Agricultural Production Area or Special Agricultural Production Area: No
- b. Are there Pineland Development Credits (PDCs) associated with the property? Yes ☐ No ☐
- c. Have the PDCs been severed from the property? Yes ☐ No ☐
- d. Is there a current LOI for these PDCs? Yes ☐ No ☐

**Highlands Region** N/A

- a. Is the property within the Preservation Area ☐ or Planning Area ☐?
- b. Has property been rezoned since January 1, 2004? ☐ Note previous zoning: ☐
- c. Has the property been sold or otherwise changed ownership since January 1, 2004? Yes ☐ No ☐

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### Certification Statement

I hereby certify on behalf of New Egypt Raceway, Inc. (Local Government/Nonprofit) that I have reviewed the Pre-Appraisal Requirements contained on pages 1-3 of this Fact Sheet and agree to the following:

- The Pre-Appraisal Requirements Fact Sheet, along with the relevant attachments as described herein, will be submitted with the Project Reference Map and approved by the Department before appraisers are hired; and
- Once approved by the Department, the completed Pre-Appraisal Requirements Fact Sheet and the following documents, as applicable, will be provided to the hired appraisers and included as part of the Addendum to the Appraisal report: (please check, if included)

☐ Documents related to legal access  
☐ Existing easements and/or rights-of-way  
☐ Leases, rental or use agreements  
☐ NJDEP issued Letter of Interpretation (LOI) and plan  
☐ Survey  
☐ Contract of Sale/Option Agreement  
☐ Subdivision/development approvals with resolution of approvals

- The Local Government/Nonprofit SHALL provide the hired appraisers with written appraisal instructions and these instructions will be included in the Addendum of the Appraisal report; and
- All appraisals must be performed in accordance with the current Green Acres Appraisal Requirements; and
- If the appraisal scenario changes from what is described herein, corrected information will be submitted immediately to the Department;

Date: 08/08/23 Name (Printed) Fred Vahlsing  
Title: President Signature   
DocuSigned by:  
E73AC4536F0F1433...

#### For NJDEP Use Only

Proj. Number: 2019-0003 Proj. Name: \_\_\_\_\_ Sponsor: \_\_\_\_\_  
Fact Sheet/Proj. Reference Map reviewed by Mary Montecchia (Compliance Officer) Date: 12/13/2023  
Fact Sheet/Proj. Reference Map reviewed by A. Rusecky (Appraisal Reviewer) Date: 12-12-2023  
Comments:

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**APPRAISERS QUALIFICATIONS, LICENSES  
AND LIST OF CLIENTS**

## QUALIFICATIONS OF APPRAISER AND CONSULTANT

LAWRENCE V. MELAMED, C.T.A.  
PRESIDENT

### EDUCATION

Bachelor of Science Degree, Minor in Marketing, Rider College  
Real Property Appraisal I and II  
Bureau of Government Research, Rutgers University  
Property Tax Administration I  
Bureau of Government Research, Rutgers University  
Principles of Real Estate I  
Certified State of New Jersey Salesman Course, Rider College  
The Appraisal of Real Estate  
American Institute of Real Estate Appraisers  
Course 1A and Course 1B  
Philadelphia, Pennsylvania  
Narrative Report Writing Seminar, Trenton, New Jersey  
Employee Relocation Council Seminar  
July 1991, Philadelphia, Pennsylvania  
  
Section 8 Rent Comparability Study Seminar  
(Note: This is the only appraisal course in the Country that instructs:  
Appraisers, Government Staff and Owners on how to complete  
a Rent Comparability Study For Section 8 Contract Renewal)

### BUSINESS EXPERIENCE

Ronald A. Curini Appraisal Company, Inc.  
Appraiser, Consultant and Principal - 1974 to Present

Appraiser for major real estate firm in Trenton  
[February, 1969 - January, 1974]

Project Supervisor, Capital City Valuation Company  
Supervised Revaluations of Bethlehem and Franklin Townships, Hunterdon County

Certified Tax Assessor, State of New Jersey  
Kingwood Township, Hunterdon County  
[March, 1978 - June, 1992]

Hopewell Borough, Mercer County  
[June, 1976 - June, 1978]

In the Real Estate Appraisal Profession since 1969

### **PROFESSIONAL AFFILIATIONS AND ACTIVITIES**

Appraisal Institute  
Central Jersey Chapter  
Licensed Real Estate Appraiser  
State of New Jersey  
[November, 1991]

State of New Jersey  
Tax Assessor Association

### **EXPERT TESTIMONY**

Federal Bankruptcy Court - State of New Jersey  
New Jersey Tax Court, New Jersey Superior Court  
Burlington, Mercer, Hunterdon and Somerset County Courts  
[Matrimonial Matters and Equitable Distribution]

Various Zoning Boards of Adjustment in Mercer County



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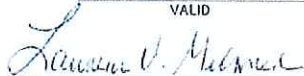
State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE  
Real Estate Appraisers Board

HAS CERTIFIED

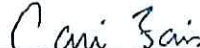
LAWRENCE V. MELAMED  
Curini Appraisal Co, Inc  
1540 Kuser Road  
Suite A-7  
Hamilton NJ 08619  
FOR PRACTICE IN NEW JERSEY AS A(N): Cert Residential Appraiser

12/14/2023 TO 12/31/2025  
VALID



Signature of Licensee/Registrant/Certificate Holder

42RC00102400  
LICENSE REGISTRATION/CERTIFICATION #



ACTING DIRECTOR

## **QUALIFICATIONS OF APPRAISER AND CONSULTANT**

**ROBERT BLAIR STIEFBOLD**  
**PRINCIPAL**

### **EDUCATION**

Preparing A Uniform Residential Appraisal Report  
American School of Business  
Appraisal Principles, Rutgers University  
Appraisal Institute  
Appraisal Procedures, Rutgers University  
Appraisal Institute  
Basic Income Capitalization, Rutgers University  
Appraisal Institute  
General Applications, Rutgers University  
Appraisal Institute  
Uniform Standards of Professional Appraisal Practices (Every Two Years)

### **SEMINARS**

Introduction to FHA Appraising, Professional Guide to Uniform Residential Appraisal Report, Green Buildings, Mold, What Does Real Estate Valuation and Building Codes Have in Common, Marshall & Swift Residential and Commercial Seminar, Uniform Appraisal Standards for Federal Land, HUD Single Family Housing Policy Handbook 4000.1 Appraisal Overview, Introduction to Litigation Valuation, Appraising the Appraisal: Appraisal Review- General, Property Assessment in New Jersey

### **TESTIMONY**

Mercer County Tax Court, Monmouth County Tax Court, Ocean County Tax Court, Atlantic County Tax Court, Superior Court of New Jersey, Chancery Division: Family Part, Somerset County, New Jersey, United States Bankruptcy Court Eastern District of Pennsylvania, Philadelphia, Pennsylvania

### **BUSINESS EXPERIENCE**

Ronald A. Curini Appraisal Company, Inc.  
Principal  
Appraiser, Consultant - 1998 to Present

Staff Appraiser for Lexington Appraisal Co., Hamilton, N.J.  
[June, 1996 - March, 1998]

Senior Vice President, Choice Financial Services, L.L.C.  
Commercial Mortgage Brokerage Company  
[March, 1998 - June, 2002]

QUALIFICATIONS OF APPRAISER AND CONSULTANT (CONTINUED)  
ROBERT BLAIR STIEFBOLD

PROFESSIONAL AFFILIATIONS AND ACTIVITIES

Certified General Real Estate Appraiser  
State of New Jersey Lic. #42RG00219100  
Associate Member Appraisal Institute  
Licensed Realtor State of New Jersey Since February 1992  
FHA Approved Appraiser  
Member ERC  
Approved Appraiser NJFHMA

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**State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs**

THIS IS TO CERTIFY THAT THE  
**Real Estate Appraisers Board**

HAS CERTIFIED

Robert B. Stiefbold  
Ronald A Curini Appraisal Co  
1540 Kuser Road  
Suite A-7  
Hamilton NJ 08619

FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

12/14/2023 TO 12/31/2025  
VALID

42RG00219100  
LICENSE/REGISTRATION/CERTIFICATION #

  
Signature of Licensee/Registrant/Certificate Holder

  
ACTING DIRECTOR

## APPRAISAL CLIENTS

### MUNICIPALITIES/GOVERNMENTAL AGENCIES/ BOARDS OF EDUCATION

Allentown Borough  
 East Amwell Township  
 Atlantic County  
 Army Corps of Engineers  
 Berkeley Heights Township  
 Bordentown Township  
 Burlington County Bd. of Freeholders  
 East Brunswick Township  
 Egg Harbor Township  
 Eastampton Township  
 City of Burlington  
 Cumberland County  
 Delaware-Raritan Greenway  
 Dept. of Interior-National Park Service  
 East Windsor Municipal Utilities Authority  
 Ewing Township  
 F.A.A. - Atlantic City  
 Florence Township  
 Friends of Hopewell Valley Open Space  
 Friends of West Amwell Open Space  
 Friends of West Windsor Open Space  
 Galloway Township  
 Galloway Township Public Schools  
 General Service Administration  
 Gettysburg National Park  
 Gloucester County Improvements  
 Authority  
 Hamilton Township  
 Hightstown Borough  
 Hopewell Borough  
 Hunterdon County Board of Freeholders  
 Hunterdon Land Trust Alliance  
 Lacey Township  
 Lambertville City  
 Lawrence Township  
 Lawrence Township Board of Education  
 Logan Township  
 Manalapan Township  
 Mercer County  
 Mercer County Division of  
 Economic Development  
 Mercer County Improvement Authority  
 Middlesex County Board of Freeholders  
 MLStone Township  
 Monmouth County Development Board  
 Preservation Program  
 Natural Lands Trust  
 The Nature Conservancy  
 New Jersey Department of Agriculture

New Jersey Department of Education  
 New Jersey Dept. of Environmental Protection  
 (Green Acres)  
 New Jersey Department of Transportation  
 New Jersey Department of the Treasury  
 New Jersey Education Association  
 New Jersey Housing Finance Agency  
 New Jersey School Construction Corporation  
 New Jersey Transit  
 New Jersey Turnpike Authority  
 North Brunswick Township  
 Pemberton Township  
 Plainsboro Township  
 Princeton Township  
 Readington Township  
 SADC - Department of Agriculture  
 City of Trenton  
 City of Trenton Department of Housing  
 U. S. Internal Revenue Service  
 Washington Township, Gloucester County  
 Washington Township, Mercer County  
 West Amwell Township  
 West Windsor Township

### CORPORATIONS

Cengoleum Corporation  
 John Deere Industrial Equipment Company  
 DeLoitte & Touche, Inc.  
 The Drug House  
 DuPont  
 Educational Testing Service  
 Exxon/Mobil  
 General Motors Corporation  
 General Tire & Rubber Company  
 GMAC Corporation  
 Goebel of North America  
 Grounds for Sculpture  
 Harley Davidson, Inc.  
 K. Hovnanian Co., of New Jersey, Inc.  
 I.B.M.  
 Jiffy Lube  
 Lackland and Lackland Mini Warehouse  
 Lovero Industrial Complex  
 Mercer County Airport Complex  
 Midland Ross Corporation  
 National Distillers & Chemical Corporation  
 Occidental Petroleum Corporation  
 Fort Elizabeth Terminals/Warehouses



## APPRAISAL CLIENTS

### CORPORATIONS (Continued)

Princeton Industrial Properties  
Princeton Microfilm Properties  
Riegel Printing  
Ritchie & Page Distributing Company  
Roebbling Complex-Chambersburg Mall  
Silvi Concrete  
South Gold Industrial Park  
Synco Machine Company  
Toll Brothers  
Trap Rock Industries  
Trenton Box Manufacturing Company  
United Parcel Service  
Xerox Corporation

### RELOCATION COMPANIES

Americorp Relocation  
Argonaut Realty  
Associates Relocation  
Carter-Wallace, Inc.  
Challas, LLC  
Chase Home Mortgage  
Coldwell Banker Relocation  
Credit Lenders Appraisal Service  
E. I. DuPont  
Executive Relocation  
LSI Relocation Solutions  
The MI Group  
McMaster Carr Corporation  
P. H. H. Homequity  
Proctor & Gamble  
Prudential Relocation Management  
Relocation Solutions  
Relocation Resources  
Remax International Relocation Service  
Weichert Relocation  
Worldwide Relocation Management

### SHOPPING CENTERS

Briarwood  
Buckley Plaza  
Clover, Hamilton Township  
Continental Resources Corporation  
Dover Park Plaza  
Hamilton Associates  
Hamilton Market Place  
Hamilton Plaza  
Home Fashion Center  
Independence Mall  
K Mart Plaza  
Lord & Taylor  
R. H. Macy & Company  
J. C. Penney & Company

Princeton Forrestal Village  
Princeton Shopping Center  
Quakerbridge Mall  
Suburban Square

#### **BANKS**

Bank of New York  
First Choice Bank  
Grand Bank  
Hopewell Valley Community Bank  
Mellon Bank  
New Jersey Manufacturers Bank  
Parke Bank  
P.N.C. Bank  
Roebling Bank  
Roma Bank  
Sovereign Bank  
Roma Bank  
Sovereign Bank  
Third Federal Bank  
Wachovia Bank  
William Penn Bank

#### **APARTMENT COMPLEXES, TOWNHOUSES & CONDOS**

Barclay Village Apartments  
Brookwood Gardens  
Cambridge Hall Condominiums  
Carteret Arms Corporation  
Chestnut Ridge Apartments (East Orange)  
Chestnut Willow  
Crestwood Square Apartments  
Deerfield Apartments  
Delaware Heights Apartments  
Eastgate Apartments  
Essex Plaza I, II (Jersey City)  
George Apartments  
Alvin E. Gershon Apartments  
Edward Gray Apartments (Irvington)  
Hampton Arms Apartments  
Harrison Arms (East Orange)  
Hibernia Apartments (Lambertville)  
Highgate Apartments  
Klockner Woods Apartments  
Lawrence Plaza  
Miry Run Apartments  
Northgate Apartments  
Parkside Court Apartments  
Pebble Creek  
Pine Crest Village Apartments  
Plaza Park Apartments  
Princeton Arms  
Sunnybrae Associates, Ltd.

## APPRAISAL CLIENTS

### HOTELS AND MOTELS

Best Western Motel  
Comfort Inn  
Days Inn  
Embassy Suites  
Marriott Corporation

### RESTAURANTS AND FAST FOOD FRANCHISES

Amici Milano  
Angeloni's Cedar Gardens  
Boston Market  
Burger King Corporation  
Diamonds Riverside Restaurant  
Freddies Tavern  
Fezziwigs Restaurant  
Giovini's Restaurant  
L.H.O.P.  
K.F.C.  
La Piazza Restaurant  
La Villa Ristorante  
McDonald's  
Pauli's Anna Ross  
Pizza Hut  
Scoozi Italian Grill & Bar  
Stage Depot  
Taco Bell  
Tessara's Restaurant

### MISCELLANEOUS

Georgetown University  
Hamilton YMCA  
Mercer County Community College  
Mercer County Racquetball Club  
New Jersey Conference Seventh Day Adventists  
Princeton Nursing Home  
Project Freedom  
Quakerbridge Office Complex  
River View Executive Park  
Robert Wood Johnson Hospital at Hamilton  
Sovereign Bank Arena  
St. Gregory the Great Church  
Waterfront Park  
Washington Town Center