

CALLAGHAN THOMPSON & THOMPSON, P.A.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
2428 ATLANTIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401
(609) 348-5300
FACSIMILE (609) 345-5989
BJCLAW@COMCAST.NET

BRIAN J. CALLAGHAN
EDWARD M. THOMPSON
WILLIAM A. THOMPSON, III

September 10, 2020

Palma Accardi
Planning Board Administrator
9001 Winchester Avenue
Margate, NJ 08402

Re: 24-26 South Benson Avenue
Margate, NJ 08402
Block: 125 Lot: 34
Our File No.: 04595 BJC

Dear Palma:

As a follow up to our withdrawal from last month's hearing and based on conversation with Roger, please find enclosed the following:

- (A) Original and Seventeen (17) copies of the Revised Application;
- (B) Eighteen (18) copies of the Staff Committee Application together with the response from Roger;
- (C) Eighteen (18) sets of revised plans prepared by John Obelenus.
- (D) One copy of the tax list;
- (E) One copy of the Deed evidencing ownership;
- (F) Certification that Real Estate Taxes have been paid;
- (G) Current photograph Original and Seventeen (17) copies;

Thank you for providing the Zoom Notice and I am in the process of sending out the Notice to the Press and the Public. Thank you once again for your cooperation.

Cordially,
Callaghan, Thompson & Thompson P.A.

Brian J. Callaghan

BJC:lms

Enclosures.

cc: Peter Romano (via email)
John Obelenus (via email)

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. Date of Application: August 6, 2020

2. Zoning District:

S-60	Single Family Residential	MF X	Multi-Family Residential
S-60-WF	Single-Family Residential	CBD	Central Business District
S-50	Single Family Residential	C-1	Commercial
S-40	Single Family Residential	C-2	Commercial/Business
S-40-WF	Single-Family Residential	WSD	Waterfront Special District
S-30	Single Family Residential	R	Riparian
S-25	Single Family Residential	WAPC	Washington Avenue Pedestrian Corr.
S-25 (HD)	Historic Single Family Residential	WSPA	Government and Open Space
TF	Two-Family Residential	I	Institutional Use
B	Beach		

3. Subject Parcel:

Street Address(es) 24 - 26 South Benson Avenue

Block Number 125 Lot No(s) 34

Total Area (in square feet)

Frontage: 42 feet

Depth: 109 feet

4. Information about the Applicant:

Full name(s) Peter and Jill Romano

If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

Oberon, LLC - See Disclosure Statement -Peter Romano 50% and Jill Romano 50%

Local Residence Address 24 - 26 South Benson Avenue, Margate, NJ, 08402

Other Residence Address 28232 North 66th Avnue, Cave Creek, AZ Zip 85331

Business Address Zip

Phone Number(s) (include area code);

Email Address jromano1@q.com

Business Fax Cell Phone 609-665-7222

5. Interest in Subject Property:

(Supply copies of relevant documents with this Application):

By lease dated _____
 By Agreement of Sale dated _____
 By Ownership of property since February 18, 2017
 By other interest in law (describe):

6. If you do not own the Subject Property, provide the following regarding the Owner:

Name(s) _____
Address _____
Phone No. (include area code);
Res. _____
Bus. _____
Fax _____
Cell _____

7. Type of Application Applied For (check all applicable):

C Variance(s) Minor Subdivision Interpretation (B Variance)
 D Variance(s) Major Subdivision Other (Explain)
 Minor Site Plan Action Conditional Use Permit _____
 Major Site Plan Action Appeal (A) _____

8. Application Made To: Planning Board Other

9. Professionals Representing the Applicant: (Check applicable professional and provide information)

Attorney: Name Brian J. Callaghan, Esquire Phone 609-348-5300
Address 2428 Atlantic Avenue, Atlantic City, NJ 08401
Fax _____ Cell _____ Email _____
 Architect: Name John Obelenus Phone _____
Address 102 S. 8th Street, Vineland, NJ 08360
Fax _____ Cell _____ Email _____
 Engineer: Name Arthur Chew Consulting LLC Phone 609-992-8409
Address 130 West Seaview Avenue, Linwood, NJ 08221
Fax _____ Cell _____ Email _____
 Preparer of Subdivision or Site Plan (if different from above)
Name _____ Phone _____
Address _____
Fax _____ Cell _____

(Be sure to include all area codes and zip codes in the above)

10. If Site Plan Action is Required: N/A

-What is the present use of the site and building(s)?

-How will this be changed?

11. If Subdivision Action is Required: N/A

-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)

Lot No(s)	Dimension(s)	Area(s)
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.

-Purpose of the Subdivision

___ To sell lot(s)
___ To build and sell homes (or other buildings)
___ Other (please explain): _____

12. If Variances are Required:

(Note: Properly scaled site plan must show all dimensions relevant to variance analysis)

-Current use of lot(s) and building(s): Two Family Dwelling

-Proposed use: Two Family Dwelling

-If a "D" or "Use" Variance is required, please explain: _____

-Regarding any dimensional variances required, please fill out the following chart:

Variance	Requirement of District	Present Condition	Proposed Condition
_____	SEE ATTACHED EXHIBIT "A"	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

13. Prior Action: Please detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. (IF YOU ARE NOT SURE PLEASE CHECK WITH EITHER BOARD ADMINISTRATOR.) If no prior action, write "none". None

14. County and Other Agency Actions (Provide necessary dates and decisions): N/A

Site Plan:

Subdivision:

Other:

15. **Space for Narrative:** In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY COMPLETE THIS SPACE WILL CONSTITUTE AN INCOMPLETE APPLICATION.

See Attached Narrative

16. **Signature of Applicant(s):**

Brian J. Callaghan

Date _____

Date _____

17. **This space for Board Administrator:**

-Staff Committee action took place
_____ and case assigned to
the Planning Board for _____ or

-This application received by the
Planning Board Administrator on

By: _____

18. **Notarized Statement by Applicant:**

State of New Jersey } ss.

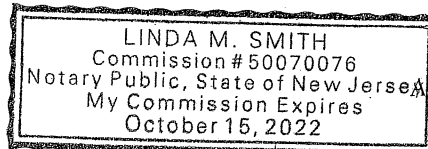
County of Atlantic }

Brian J. Callaghan, Esquire, being duly

sworn according to law, deposes and says, that
the statements contained in the above application
and the statements contained in the papers
submitted herewith are true.

Sworn to and subscribed before me this 7th
day of August, 2020

Linda M. Smith



Peter and Jill Romano
24 – 26 South Benson Avenue
Block 125 Lot 34

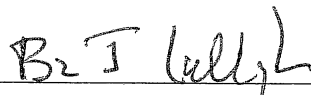
The Applicant currently owns 24 – 26 South Benson Avenue also known as Block 125 Lot 34. There currently exists a two-family dwelling on the property that has seen better days. It is the Applicants intention to demolish the existing structure and to build a new two-unit building. The property currently has 42 feet in frontage and 109 feet in depth. It fronts on both Benson Avenue and Decatur Avenue. It is the Applicants intention to build two units one facing Benson Avenue and one facing Decatur Avenue.

The Applicant will require front yard setback on the building facing Decatur Avenue for both the building and the porch as the prevailing setbacks in the District are 21.4 feet for the building and 7.4 feet for the porch and the Applicant is proposing 12 feet for the building and 5 feet for the porch. ~~The Applicant would also require minimum front yard landscape for Decatur in the requirement is 60% and the Applicant is proposing 48.5%. The Applicant will also be seeking "C" Variance relief for the third-floor decks.~~

The new project will be an aesthetic enhancement for both streets; provide offsite parking for both properties and provide more than adequate landscaping for both properties and will completely conform to FEMA setbacks. There will be no substantial detriment to the public good; character of the neighborhood; or the Zone Plan or Zoning Ordinance.

Date _____

8/21/2020



Brian J. Callaghan, Esquire

Peter and Jill Romano
24 – 26 South Benson Avenue
Block 125 Lot 34
EXHIBIT A

Variance	Required	Proposed
Front Building Setback on Decatur	21.4 feet	12 feet
Front Porch on Decatur	7.4 feet	5 feet
Minimum Front Yard Landscape (Decatur)	60%	48.5%
Third Floor Deck on Decatur	Not Permitted	Seeking Variance
Third Floor Deck Benson	Not Permitted	Seeking Variance

Date

8/7/2020

Brian J Callaghan

Brian J. Callaghan, Esquire

CORPORATE DISCLOSURE FORM
PURSUANT TO N.J.S.A. 45:55(D)-48.1 & 2

Oberon, LLC, A New Jersey Limited Liability Corporation - Owner of Property.

Peter Romano 50%

Jill Romano 50%

Peter Romano
*Best College officer
for members*

Jill Romano

Sworn and Subscribed to
Before me on this *9th* day
of *August*, 2020.

Linda M. Smith

Notary Public

LINDA M. SMITH
Commission # 50070076
Notary Public, State of New Jersey
My Commission Expires
October 15, 2022



**City of Margate City
Staff Committee Action - Planning Board**

Block 125	Lot 34	Applicant Name Peter Romano Oberon LLC
District MF		Address of Subject Application 24 - 26 South Benson Avenue

Dear (Name of Submitting Party) Peter Romano Oberon LLC

Your submittal was considered at the Staff Committee meeting of Friday, February 28, 2020

The action(s) required prior to building permit are:

staff committee met and discussed application for setbacks, third floor decks and possibly others.

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, April 30, 2020

Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:
survey, checklist

APPLICATION FEES:

D Variance:	\$0.00	Court Reporter:	\$0.00
C Variance:	\$200.00	Other:	\$0.00
Site Plan:	\$0.00		\$0.00
Subdivision:	\$0.00		\$0.00
Conditional Use Permit:	\$0.00		\$0.00

Applicant shall combine all application fees into one separate check made out to the City of Margate. Escrow fees shall be a separate check made out to the City of Margate. **NOTE: If an Escrow deposit is requested, a W9 form must be submitted with the Escrow check. Any Escrow funds will be refunded to the name and address indicated on the W9 form.**

Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-13

You must also comply with the more detailed requirements of the Margate City Land Development Ordinance.

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, April 08, 2020

Palma Accardi
Planning Board Administrator
Friday, February 28, 2020

City of Margate City
Staff Committee Review Application
Please Type or Print Neatly • \$25 Submittal Fee

Office Use Only:	Date Submitted: <u>2/24/2020</u>	Received By: <u>Palma</u>
	Paid: <u>\$25</u> Check/Receipt #: <u>1165</u>	Board Administrator or Zoning Officer

Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: 2/21/20
2. Submitted by – Name: PETER ROMANO OBERON LLC Phone No.: 609 6657222
Address: 24 SO. BENSON
Email Address: JROMANO1@Q.COM

3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?
- Name: _____ Phone No.: _____
Address: _____
Email Address: _____

4. The applicant would be (Check one):
- Owner Buyer under Agreement of Sale
 Tenant Other: _____

5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
- Name: _____ Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows:

Street Address: <u>24/26 BENSON AVE</u>	Block: <u>125</u>	Lot(s): <u>34</u>
Zoning District: <u>DUPLEX</u>		

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
- 2 STY DUPLEX FRONT ON BENSON AVE.
- _____

8. Answer the following as to:

- a. Size and Dimension of Lot:
- b. Size, Dimensions of Buildings:
- c. Height of Buildings (Feet):
- d. Height of Buildings (Stories):
- e. % of Coverage on Land:
- f. Front Yard Setback:
- g. Rear Yard Setback:
- h. Side Yard Setbacks:

Existing Condition

Proposed Condition

42 x 109
29 x 41
30
2
45%
19
40
8 LEFT 3 RT

42 x 109
24 x 85
30 FT ABOVE GARAGE
3
44.5
12
12
8 + 10

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action. Attach additional paper, if necessary:

(THIS SECTION MUST BE COMPLETED)


VARIANCE FOR FRONT + PORCH SETBACK ON
DECATOR SIDE AND 3D FL. DECKS

10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

- Subdivision
- C-Variance(s)
- D-(Use) Variance
- Site Plan
- Conditional Use Permit
- Other: _____

11. Which variances are needed, if any? VARIANCE FOR FRONT + PORCH SETBACK ON
DECATOR SIDE ONLY + 3D FL. DECKS

12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: _____

Signature of Submitting Party: 

Print or Type Name: PETER ROMANO

DECATUR SETBACKS

Lot	Bldg	Porch
28		n/a
30.01	11.8	4.8
32	47.6	
34	PIQ	
38	21.8	10
40	42	n/a
44	6	
50		
54	10	
AVERAGE	21.4	7.4

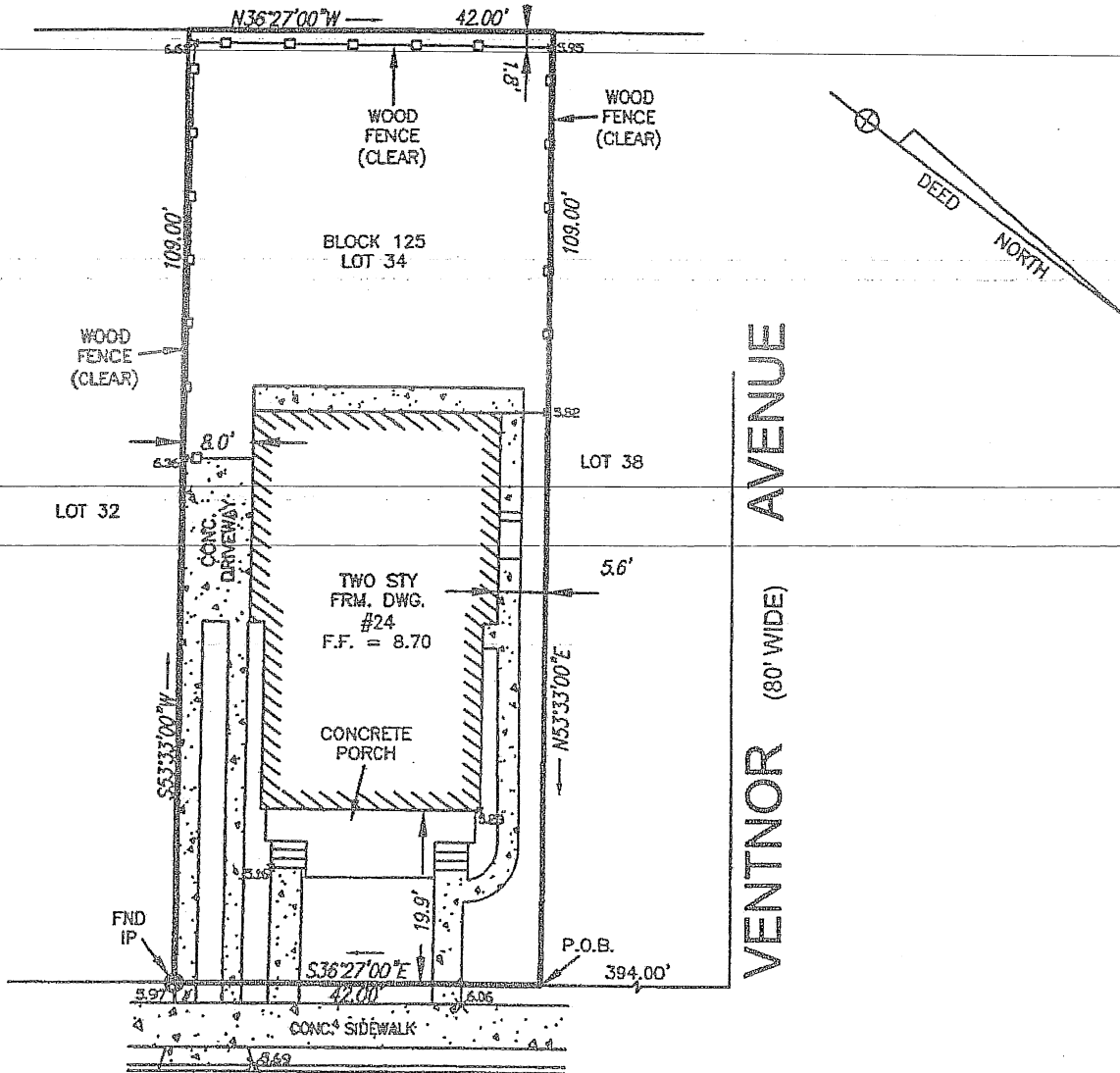
NOTES:

1. BEING COMMONLY KNOWN AS LOT 34 BLOCK 125 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.
2. SURVEY CONDUCTED IN ACCORDANCE WITH INFINITY TITLE COMPANY REPORT OF TITLE.
3. STREET ADDRESS: 24-26 S. BENSON AVENUE
4. ELEVATIONS ARE NAVD 1988.

BENSON AVE SETBACKS

Lot	Bldg 1	Porch
28	1.8	2.2
30	11.6	4.5
32	11.9	7.1
34	PIQ	PIQ
38		
40	20.2	7.2
43	8.1	
45	11.3	3.8
53		4.1
55		
57		
58.01		
60	2.9	
AVERAGES	9.16	4.83

DECATUR (40.36' WIDE) AVENUE



S. BENSON (45.96' WIDE) AVE

TO:
PETER ROMANO

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY. I

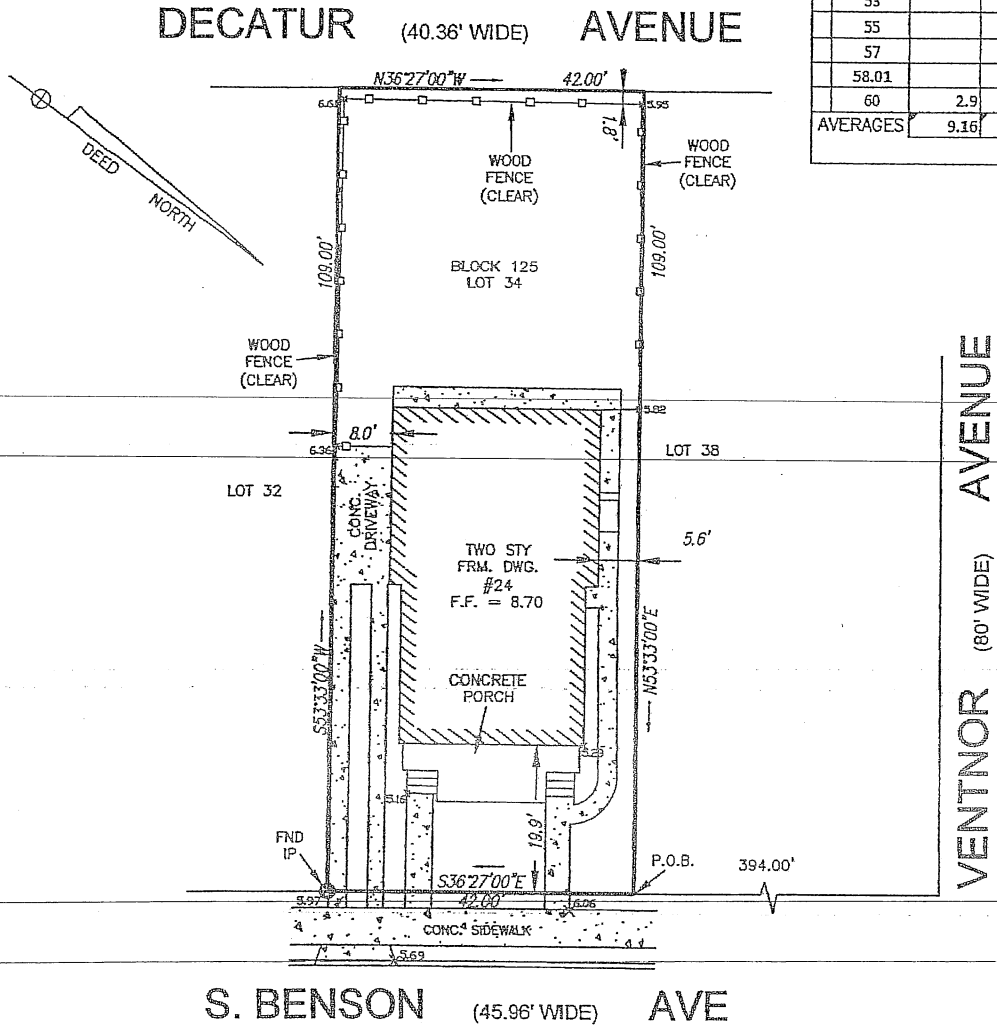
NOTE:

THE BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING SETBACK COMPLIANCE AND SHOULD NOT BE USED FOR

NOTES:

1. BEING COMMONLY KNOWN AS LOT 34 BLOCK 125 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF MARGATE.
2. SURVEY CONDUCTED IN ACCORDANCE WITH INFINITY TITLE COMPANY REPORT OF TITLE.
3. STREET ADDRESS: 24-26 S. BENSON AVENUE
4. ELEVATIONS ARE NAVD 1988.

SETBACK INVENTORY		
Lot	Bldg1	Porch
28	-1.8	-2.2
30	11.6	4.5
32	11.9	7.1
34	PIQ	PIQ
38		
40	-29.1	-7.2
43	8.1	
45	11.3	3.8
53		4.1
55		
57		
58.01		
60	2.9	
AVERAGES	9.16	4.88



TO:

PETER ROMANO

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY. I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

NOTE:

THE BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING SETBACK COMPLIANCE AND SHOULD NOT BE USED FOR ERECTING FENCES OR ANY OTHER IMPROVEMENTS.

SURVEY OF:

BLOCK 125 LOT 34

CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY

JAMES R. BONEY

PROFESSIONAL LAND SURVEYOR

NJ LICENSE No. 31264

13 STONE MILL CT, E.H.T., NJ 08234 Ph: 609-788-8013

DATE: 11-18-19

SCALE: 1"= 20'

DRN. BY: MJE

PROJ: 19-1583

REV:

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	✓	
2.	<p>If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.</p>	N/A	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	✓	
4.	<p>Ten (10) folded copies of a plot plan, map or survey.</p>		
	<p>Checklist prepared by: <u>BRIN J Callaghan</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>	<p>Date: <u>8/10/2020</u></p> <p>Date: _____</p>	

APR 26 2017



ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1300918 RECD BY Cathy
REC FEE \$220.00 COH \$510,000.00
RTF \$4,271.00
NAME FEE \$36.00
RECD 03/08/2017 08:56:56 AM
INST # 2017014056 VOL 14210

125 ✓
34

Prepared by:
BENJAMIN PODOLNICK, ESQUIRE
222 NEW ROAD, SUITE 607
LINWOOD, NJ 08221

DEED

Delivered on Feb 24, 2017

This Deed is made on *Feb 18th*, 2017, between BARBARA S. WEINBERG, as to an undivided 33.333% interest and ALAN H. DECHERNY, as to an undivided 16.666% interest and MARTHA D. BECKER, as to an undivided 16.666% interest and MARTHA D. BECKER, Executrix for the Estate of RUTH H. DECHERNY, deceased and JEFFERY D. BERMAN, as to an undivided 8.333% interest and ARNOLD D. BERMAN a/k/a ARNIE BERMAN, as to an undivided 8.333% interest and SUSAN G. BERMAN, as to an undivided 8.333% interest and ARNOLD BERMAN, as to an undivided 8.333% interest, as tenants in common, whose address is

(hereinafter referred to as the "Grantor"); and,

Oberon LLC, a New Jersey Limited Liability Company, whose address is *117 West Johnson Avenue Somers Point NJ 07092* (hereinafter referred to as the "Grantee"). The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

0824# 2

1. 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 Five Hundred Ten Thousand Dollars (\$510,000.00). The Grantor Acknowledges receipt of this money.

2. Tax Map Reference.

N.J.S.A. 46:26A-3. Municipality of the City of Margate
Block 125, Lot No. 34.

No property tax identification number is available on the date of this Deed. (Check if applicable).

3. Property.

The property consists of the land and all the buildings and structures on the land in the City of Margate, County of Atlantic and State of New Jersey. The legal description is more particularly described on Schedule C attached hereto and made apart hereof.

Commonly known as 24-26 South Benson Avenue, Margate, New Jersey
08402

BEING the same land and premises which became vested in Evelyne H. Berman and Ruth Decherny and Roslyn May Samuels by deed from Benjamin Hersh and Anna W. Hersh, his wife, dated October 5, 1949 and recorded October 6, 1949 in the Atlantic County Clerk's Office in Deed Book 1455, page 120.

24-26 S Benson Ave 477,000

AND the said Evelyne H. Berman departed this life on November 30, 1991, a resident of Philadelphia County, Commonwealth of Pennsylvania, leaving a Last Will and Testament dated January 10, 1990 and duly filed and probated in the Philadelphia County, PA Register of Wills under Docket No. 7049-1991, an exemplified or certified copy of said estate being duly filed in the Atlantic County Clerk's Office as Docket No. 80800, wherein and whereby among other things, said testatrix did nominate, constitute and appoint Alan N. Berman and Edward Berman, Executors of her estate with full power of sale. AND Letters Testamentary were duly granted to Alan N. Berman and Edward Berman on December 27, 1991.

ALSO BEING the same land and premises which became vested in Alan N. Berman (as to one-half (1/2) of the said Evelyne H. Berman's one-third (1/3) interest in the premises, or a one-sixth (1/6) interest in the premises) and Arnold Berman (as to one-fourth (1/4) of the said Evelyne H. Berman's one-third (1/3) interest in the premises, or a one-twelfth (1/12) interest in the premises) and Susan G. Berman (as to one-fourth (1/4) of the said Evelyne H. Berman's one-third (1/3) interest in the premises, or a one-twelfth (1/12) interest in the premises), as tenants in common by deed from Edward Berman and Alan N. Berman Executors of the Last Will and Testament of Evelyne H. Berman, dated October 28, 1992 and recorded December 9, 1992 in the Atlantic County Clerk's Office in Deed Book 5440, page 113.

AND the said Alan N. Berman departed this life on December 25, 1993, a resident of Philadelphia County, Commonwealth of Pennsylvania, leaving a Last Will and Testament dated January 25, 1963 and duly filed and probated in the Philadelphia County, PA Register of Wills under Docket No. 322-94, an exemplified or certified copy of said estate being duly filed in the Atlantic County Clerk's Office as Docket No. 83899, Wherein and whereby among other things, said testatrix did nominate, constitute and appoint his mother Evelyne H. Berman (pre-deceased) no substitute Executors named. AND Letters Administration CTA were duly granted to Jeffrey D. Berman and Arnold D. Berman on January 24, 1994.

ALSO BEING the same land and premises which became vested in Arnold D. Berman (as to one-half (1/2) of the said Alan N. Berman's one-sixth (1/6) interest in the premises, or a one-twelfth (1/12) interest in the premises) and Jeffrey D. Berman (as to one-half (1/2) of the said Alan N. Berman's one-sixth (1/6) interest in the premises, or a one-twelfth (1/12) interest in the premises) by deed from Arnold D. Berman and Jeffrey D. Berman, Administrators C.T.A., dated October 25, 1994 and recorded December 5, 1994 in the Atlantic County Clerk's Office in Deed Book 5735, page 283.

AND the said Ruth Decherny a/k/a Ruth H. Decherny departed this life on April 26, 2001, a resident of Los Angeles County, California, leaving a Last Will and Testament dated November 18, 1987 and duly filed and probated in the Atlantic County Surrogates Office on July 7, 2004 under Docket No. 100309, wherein and whereby among other things in the Third Article of the Last Will and Testament she bequeathed the following "I give, devise and bequeath all of my right, title and interest in premises 26 Benson Avenue, Margate, NJ, in equal shares to my children, Alan H. Decherny and Martha D. Becker: Said testatrix did nominate, constitute and appoint her husband, William A. Decherny (pre-deceased) and upon his death names her children, Alan H. Decherny (renounced) and Martha D. Becker, Co-Executors of her estate with full power of sale. AND Letters Testamentary were duly granted to Martha D. Becker on August 5, 2004.

BEING the same land and premises which became vested in Barbara S. Weinberg by deed from Roslyn May Samuels, dated November 24, 2004 and recorded January 24, 2005 in the Atlantic County Clerk's Office in Instrument No. 2005008635.
SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD

And the said Susan G. Berman is also known as Susan G. Berman-Kress.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment No.: 17NJ00369

**SCHEDULE C
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the City of Margate, County of Atlantic and State of New Jersey as follows:

BEGINNING at a point in the Westerly line of Benson Avenue 394.00 feet Southeastwardly from the Southeasterly line of Ventnor Avenue (formerly called Atlantic Avenue) and extending; thence

1. Southeastwardly, along Renson Avenue 42.00 feet to a point; thence

2. Southwestwardly, parallel with Ventnor Avenue 109.00 feet to a point in the Easterly line of Decatur Avenue; thence

3. Northwestwardly, in and along the said Easterly line of Decatur Avenue 42.00 feet to a point; thence
4. Northeastwardly, parallel with Ventnor Avenue 109.00 feet to the point and place of beginning

TAX NOTE: Being known as Block 125, Lot 34 on the official tax map (For informational purposes only).

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD

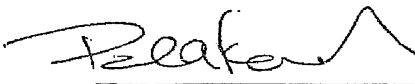
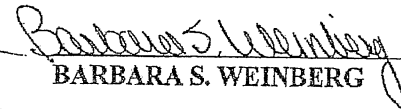
4. Promises by Grantor.

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

5. Signatures.

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

Witnessed By:



BARBARA S. WEINBERG

STATE OF New Jersey
COUNTY OF Hudson : §

I certify that on February 21, 2017, BARBARA S. WEINBERG, personally came before me and stated to my satisfaction that he/she:

1. Is the maker of the attached Deed;
2. Executed this Deed as his/her own act;
3. Made this Deed for the consideration of Five Hundred Ten Thousand Dollars (\$510,000.00) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)



My Commission Expires:

PAUL A. RODRIGUEZ
NOTARY PUBLIC OF NEW JERSEY
ID # 2372319
My Commission Expires 5/8/2018

Witnessed By:

[Signature]

[Signature]
ALAN H. DECHERNY

STATE OF Maryland :
COUNTY OF Montgomery :

I certify that on 18 February, 2017, ALAN H. DECHERNY,
personally came before me and stated to my satisfaction that he/she:

4. Is the maker of the attached Deed;
5. Executed this Deed as his/her own act;
6. Made this Deed for the consideration of Five Hundred Ten Thousand Dollars
(\$510,000.00) as the full and actual consideration paid or to be paid for the transfer
of title. (Such consideration is defined in N.J.S.A. 46:15-5)

[Signature]

My Commission Expires: 05/28/2018

SINAN WOLF-GAZO
Notary Public-Maryland
Montgomery County
My Commission Expires
05/28/2018

05/28/2018

Witnessed By:

Martha D. Becker
MARTHA D. BECKER

Martha D. Becker, Executrix
MARTHA D.
BECKER, Executrix for the Estate
of Ruth H. Decherny, deceased

STATE OF _____ :

COUNTY OF _____ :

I certify that on _____, 2017, MARTHA D. BECKER,
personally came before me and stated to my satisfaction that he/she:

- 7. Is the maker of the attached Deed;
- 8. Executed this Deed as his/her own act;
- 9. Made this Deed for the consideration of Five Hundred Ten Thousand Dollars (\$510,000.00) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

My Commission Expires:

SEE ATTACHED
CALIFORNIA
ACKNOWLEDGEMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On February 18, 2017 before me, Laura Hackwith, Notary Public
(insert name and title of the officer)

personally appeared Martha D. Becker

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

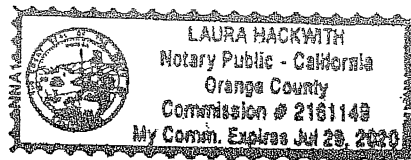
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

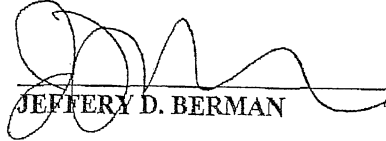
Signature

Laura Hackwith

(Seal)



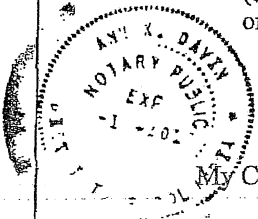
Witnessed By:


JEFFERY D. BERMAN

STATE OF Washington :
COUNTY OF District of Columbia :§

I certify that on February 21, 2017, JEFFERY D. BERMAN,
personally came before me and stated to my satisfaction that he/she:

- 10. Is the maker of the attached Deed;
- 11. Executed this Deed as his/her own act;
- 12. Made this Deed for the consideration of Five Hundred Ten Thousand Dollars (\$510,000.00) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

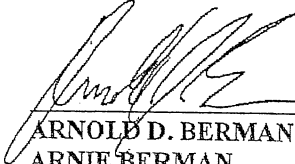




My Commission Expires:

ANN K. DAVIN
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 14, 2018

Witnessed By:

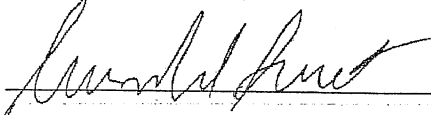

ARNOLD D. BERMAN a/k/a
ARNIE BERMAN

STATE OF *New York*
COUNTY OF *Kings* :§

I certify that on February 21, 2017, 2017, ARNOLD D. BERMAN a/k/a
~~Arnie Berman~~, personally came before me and stated to my satisfaction that he/she:

13. Is the maker of the attached Deed;
14. Executed this Deed as his/her own act;
15. Made this Deed for the consideration of Five Hundred Ten Thousand Dollars (\$510,000.00) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

My Commission Expires: 3/20/2018



ANASTASIA SWEET
Notary Public, State of New York
No. 01SW6035064
Qualified in Kings County
Commission Expires 3-20-2018

Susan G. Berman

SUSAN G. BERMAN a/k/a SUSAN
G. BERMAN KRESS

STATE OF *Pennsylvania* :

COUNTY OF *Allegheny* : §

I certify that on *February 20*, 2017, SUSAN G. BERMAN a/k/a
SUSAN G. BERMAN KRESS, personally came before me and stated to my
satisfaction that he/she:

- 16. Is the maker of the attached Deed;
- 17. Executed this Deed as his/her own act;
- 18. Made this Deed for the consideration of Five Hundred Ten Thousand Dollars
(\$510,000.00) as the full and actual consideration paid or to be paid for the transfer
of title. (Such consideration is defined in N.J.S.A. 46:15-5)

Debra K. Wojtaszek

My Commission Expires: *2/12/18*

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Debra K. Wojtaszek, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Feb. 12, 2018
PENNSYLVANIA ASSOCIATION OF NOTARIES

Witnessed By: *Jawad Khokhar*
Brianna Lamson

[Signature]
Brianna Lamson

[Signature]
ARNOLD BERMAN

STATE OF *Connecticut*
COUNTY OF *East Hartford*

I certify that on *February 21st*, 2017, ARNOLD BERMAN,
personally came before me and stated to my satisfaction that he/she:

- 19. Is the maker of the attached Deed;
- 20. Executed this Deed as his/her own act;
- 21. Made this Deed for the consideration of Five Hundred Ten Thousand Dollars (\$510,000.00) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

My Commission Expires: *12/31/2019*

JAWAD KHOKHAR
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES DECEMBER 31st, 2019

J# 17NJ00369 012
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

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

Name(s)
 Barbara S. Weinberg
 Current Resident Address:
 Street: 379 Park Slope
 City, Town, Post Office Mountainside State NJ Zip Code 07092

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier
 125, Unit(s): / Lot(s): 34
 Street Address:
 24-26 South Benson Avenue
 City, Town, Post Office Margate State NJ Zip Code 08402

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
 77.92% \$510,000.00 170000.00 February 24, 2017

SELLER ASSURANCES (Check any Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-Residents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is 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 is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred 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 real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller 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 is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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.

2-21-17

 Date

Barbara S. Weinberg

 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



(Please Print or Type)

State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
(12-15)

SELLER(S) INFORMATION

Name(s)

Alan H. DeCherney

Street Address:

11210 South Glen Road

City, Town, Post Office

Potomac

State

MD

Zip Code

20854

PROPERTY INFORMATION

Block(s)

125,

Lot(s)

34 /

Qualifier

Street Address:

24-26 South Benson Avenue

City, Town, Post Office

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership Total Consideration

100% (handwritten)

\$510,000.00

Owner's Share of Consideration

85000 (handwritten)

Closing Date

February 24, 2017

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.

2-18-17 (handwritten)

Date

(handwritten signature)

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

(Please cut along dotted line)



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
 (12-15)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Martha D. Becker

Street Address:

15 Monaco

City, Town, Post Office

Newport Beach

State

CA

Zip Code

92660

PROPERTY INFORMATION

Block(s)

125,

Lot(s)

341

Qualifier

Street Address:

24-26 South Benson Avenue

City, Town, Post Office

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership *100%* Total Consideration

\$510,000.00

Owner's Share of Consideration

55000.00

Closing Date

February 24, 2017

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.

2-18-17

Date

Martha D. Becker

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

(Please cut along dotted line)



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

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

Name(s)
 Martha D. Becker *Executor of the Estate of Ruth H DeCherny*
 Current Resident Address:

Street: 15 Monaco
 City, Town, Post Office
 Newport Beach State CA Zip Code 92660

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier
 125, Unit(s): / Lot(s): 34
 Street Address:
 24-26 South Benson Avenue
 City, Town, Post Office State NJ Zip Code
 Margate NJ 08402

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
 00% \$510,000.00 0% February 24, 2017

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

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is 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 is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred 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 real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
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12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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.

2-18-17
 Date

Martha D. Becker, Executor
 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
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
 (12-15)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Jeffery D Berman

Street Address:

313 West 75th Street, Apt 2A

City, Town, Post Office

New York

State

NY

Zip Code

10023

PROPERTY INFORMATION

Block(s)

125,

Lot(s)

34 /

Qualifier

Street Address:

24-26 South Benson Avenue

City, Town, Post Office

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership Total Consideration

4.55%

\$510,000.00

Owner's Share of Consideration

42500

Closing Date

February 24, 2017

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.

2.21.17

Date

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

(Please cut along dotted line)



(Please Print or Type)

State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
(12-15)

SELLER(S) INFORMATION

Name(s)

Arnold D. Berman a/k/a Arnie Berman

Street Address:

4 Martine Avenue, Apt. 206

City, Town, Post Office

White Plains

State

NY

Zip Code

10606

PROPERTY INFORMATION

Block(s)

125,

Lot(s)

34 /

Qualifier

Street Address:

24-26 South Benson Avenue

City, Town, Post Office

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership

8.333 %

Total Consideration

\$510,000.00

Owner's Share of Consideration

42,500

Closing Date

February 28, 2017

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.

2.21.17

Date

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

(Please cut along dotted line)



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
 (12-15)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Susan G. Berman-Kress

Street Address:

1343 Murdoch Road

City, Town, Post Office

Pittsburgh

State

PA

Zip Code

15217

PROPERTY INFORMATION

Block(s)

125,

Lot(s)

347

Qualifier

Street Address:

24-26 South Benson Avenue

City, Town, Post Office

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership Total Consideration

8.333% \$510,000.00

Owner's Share of Consideration

42,500.00

Closing Date

February 24, 2017

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.

2.20.17

Date

Susan G. Berman-Kress

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

(Please cut along dotted line)



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
 (12-15)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Arnold Berman

Street Address:

55 Brookhaven Drive

City, Town, Post Office

Glastonbury

State

CT

Zip Code

06033

PROPERTY INFORMATION

Block(s)

125.

Lot(s)

34 /

Qualifier

Street Address:

24-26 South Benson Avenue

City, Town, Post Office

Margate

State

NJ

Zip Code

08402

Seller's Percentage of Ownership Total Consideration

8.55%

\$510,000.00

Owner's Share of Consideration

42,500

Closing Date

February 24, 2017

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.

2.21.17

Date

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

(Please cut along dashed line)



Sign Up

24-26 S Benson Ave

Margate, NJ 08402

\$630,997
Redfin Estimate

\$510,000
Last Sold Price

5
Beds

2
Baths

Sq. Ft.

Status: Sold

SOLD FEB 17, 2017



Street View

Is This Your Home?

Track this home's estimate
& nearby sales activity

23



Sign Up

24-26 S Benson Ave Margate, NJ 08402

\$630,997
Redfin Estimate

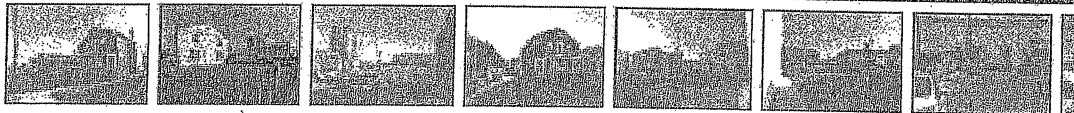
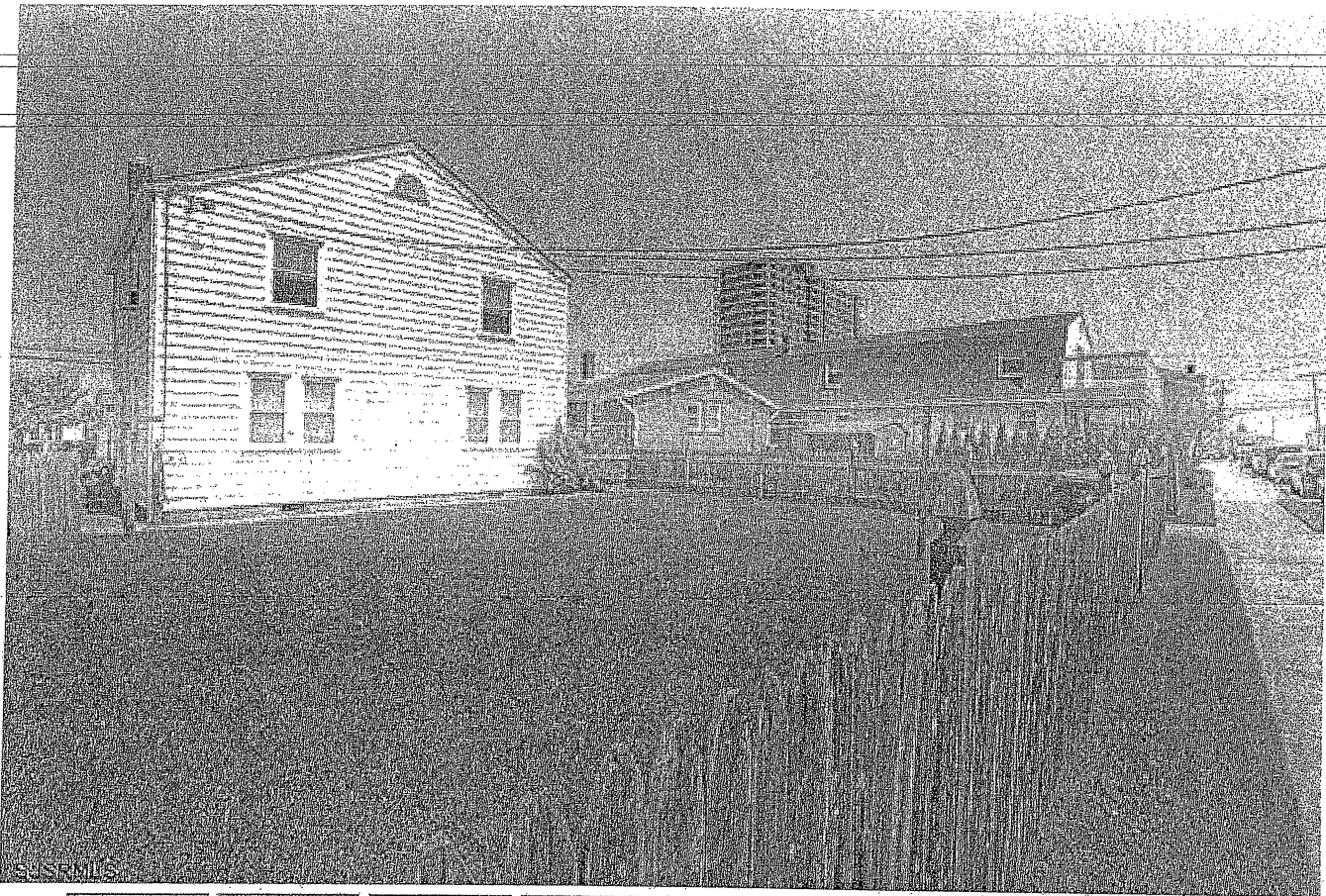
\$510,000
Last Sold Price

5
Beds

2
Baths

Sq. Ft.

Status: Sold



Street View

Is This Your Home?

Track this home's estimate
& nearby sales activity



Sign Up

24-26 S Benson Ave Margate, NJ 08402

\$630,997
Redfin Estimate

\$510,000
Last Sold Price

5
Beds

2
Baths

Sq. Ft.

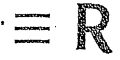
Status: Sold



Street View

Is This Your Home?

Track this home's estimate
& nearby sales activity



Sign Up

24-26 S Benson Ave

Margate, NJ 08402

\$630,997

Redfin Estimate

\$510,000

Last Sold Price

5

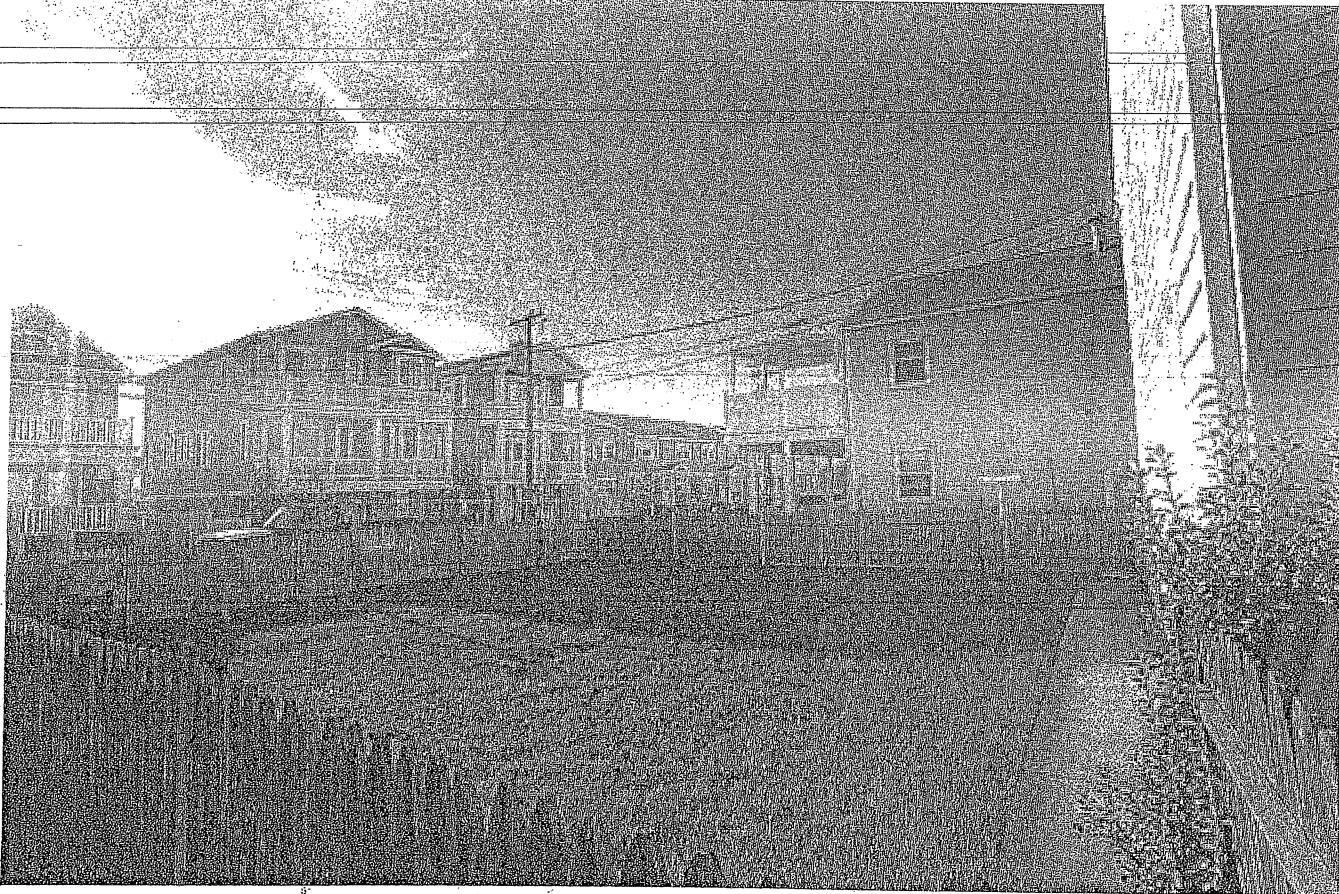
Beds

2

Baths

Sq. Ft.

Status: Sold



Street View

Is This Your Home?

Track this home's estimate
& nearby sales activity



Sign Up

24-26 S Benson Ave Margate, NJ 08402

\$630,997
Redfin Estimate

\$510,000
Last Sold Price

5
Beds

2
Baths

Sq. Ft.

Status: Sold



Street View

Is This Your Home?

Track this home's estimate
& nearby sales activity



Office of the Tax Assessor

Municipal Building
9001 Winchester Avenue
Margate City, NJ 08402
609-822-1950
609-487-1142 Fax

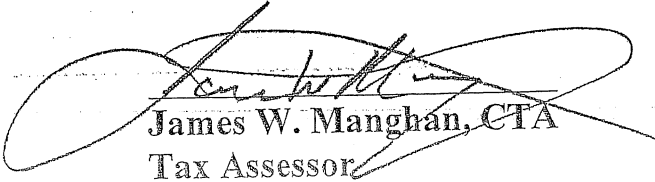
James W. Manghan, CTA

Joanne Abbott
609-432-6771

Block 125 Lot 34

Location: 24-26 S Benson Ave

Date: July 13, 2020



James W. Manghan, CTA
Tax Assessor

Tax list good for 60 days per Margate City Code Book (170-5)

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
124 27 C01	33 S BENSON AVE	2	ROSEN, LAWRENCE W & MAXINE J 4016 JOSHUA RD LAFAYETTE HILL, PA 19444
124 27 C02	33 S BENSON AVE	2	QUERZE, RAOUL & LORRAINE 1453 E LEVERING MILL ROAD BALA CYNWYD, PA 19004
124 29	31 S BENSON AVE	2	HIGHBLOOM, RICHARD Y & FRANCINE H 1134 TIMBERGATE DR RYDAL, PA 19046
124 31	29 S BENSON AVE	2	FUSCO, RITA 29 S BENSON AVE MARGATE, NJ 08402
124 35	27 S BENSON AVE	2	CHACK, BENJAMIN & JANIS 10 TIMBER KNOLL DR WASHINGTON CROSSING, PA 18977
124 37	25 S BENSON AVE	2	25 S BENSON AVE LLC 5025 COLLINS AVE #1807 MIAMI BEACH, FL 33140
124 39	23 S BENSON AVE	2	SCHECTER, STEPHEN & MARY C 23 S BENSON AVE MARGATE, NJ 08402
124 43	21 S BENSON AVE	2	FORMAN, LOUIS & GWEN 21 S BENSON AVENUE MARGATE, NJ 08402
124 45	19 S BENSON AVE	2	RUDOLPH, RENEE & LIEBERMAN, DAVID 508 TEA ROSE LANE CHERRY HILL, NJ 08003
124 47	17 S BENSON AVE	2	STEIN, STEPHEN & SHEILA 115 SPRING FLOWER CT HUNTINGDON VALLEY, PA 19006
124 214	22 S CEDAR GROVE AVE	2	SAFER, SHELLEY ROSE 22 S CEDAR GROVE AVE MARGATE, NJ 08402
124 218	20 S CEDAR GROVE AVE	2	KAPLIN, MARC & ESTHER PO BOX 3037 BLUE BELL, PA 19422.0765
124 222	18 S CEDAR GROVE AVE	2	ABRAMS, STEVEN & TRACY 17 EXTON CIRCLE CHERRY HILL, NJ 08003.2960
124 228	16 S CEDAR GROVE AVE	2	AVART, MARK D & ABBE B 840 ROSCOMMON RD BRYN MAWR, PA 19010
124 234	14 S CEDAR GROVE AVE	2	SAGEN, FRANK T & MARINA 14 S CEDAR GROVE AVE MARGATE, NJ 08402
125 30	30 S BENSON AVE	2	HERMAN, SCOTT & CHERYL 846 BARNSWALLOW LANE HUNTINGTON VALLEY, PA 19006
125 30.01	27 S DECATUR AVE	2	27 S DECATUR, LLC @ P ROTHSTEIN INC 55 RIDINGS WAY AMBLER, PA 19002
125 32	28 S BENSON AVE	2	TOREN, MITCHELL D PO BOX 416 RICHBORO, PA 18954

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
125 34	24-26 S BENSON AVE	2	✓ OBERON LLC 28232 N 66TH STREET CAVE CREEK, AZ	85331
125 38 C0020	20-22 S BENSON AVE	2	✓ ZELINGER, STEPHEN & DEBORAH 20 S BENSON AVE MARGATE, NJ	08402
125 38 C0022	20-22 S BENSON AVE	2	✓ HUTTNER, JAY A & WENDI 485 WORTHINGTON MILL RD RICHBORO, PA	18954
125 40	16-18 S BENSON AVE	2	✓ SELLECCHIA JR, A&R & SELLECCHIA, SR A&D 85 RADBURN RD HUNTINGDON VALLEY, PA	19006
125 43	14 S BENSON AVE	2	✓ WEINER, HAROLD M 39 SUGAR MAPLE LANE LAFAYETTE HILL, PA	19444
125 44	15 S DECATUR AVE	2	✓ RONCONI, ALFRED & ROSEANNA 130 SPRUCE ST A24 PHILADELPHIA, PA	19106
125 45	12 S BENSON AVE	2	✓ KEMPTN, MICHAEL 12 S BENSON AVE MARGATE, NJ	08402
125 50	13 S DECATUR AVE	2	✓ MC FILLIN, PATRICIA @ MC GINLEY 13 S DECATUR AVE MARGATE, NJ	08402
125 53	10 S BENSON AVE	2	✓ PJI PROPERTIES LLC 3430 ELLIOTT ST. SAN DIEGO, CA	92106
126 1 C0101	9211 ATLANTIC AVE	2	✓ RUBENSTEIN, DAVID L & RENEE C 5018 BRITTAY LANE BRYN MAWR, PA	19101
126 1 C0102	9211 ATLANTIC AVE	2	✓ ALMEIDA, ANTHONY & KATHLEEN PO BOX 541 WORCHESTER, PA	19490
126 1 C0103	9211 ATLANTIC AVE	2	✓ RUBENSTEIN, DAVID L & RENEE C 5018 BRITTANY LANE BRYN MAWR, PA	19010
126 1 C0201	9211 ATLANTIC AVE	2	✓ ROSMAN, MICHAEL & ALICIA 105 A LOMBARD ST PHILADELPHIA, PA	19147
126 1 C0202	9211 ATLANTIC AVE	2	✓ D'ANGELO, GIANNA R 7902 WINCHESTER AVE MARGATE, NJ	08402
126 1 C0203	9211 ATLANTIC AVE	2	✓ ACCETTA, MICHAEL E & DONNA M 708 STAMFORD DR MT LAUREL, NJ	08054
126 4 C0001	9219 ATLANTIC AVE	2	✓ DIO LSO HOME LLC 450 CENTRAL AVE, STE 208 HIGHLAND, IL	60035
126 4 C0002	9219 ATLANTIC AVE	2	✓ G & D LAKE PROPERTIES LLC 118 BATCHELOR LANE HAMMONTON, NJ	08037
126 4 C0003	9219 ATLANTIC AVE	2	✓ PATEL, ARVID K & SOLOMON, ROZINA RITA 76 PARK GATE DRIVE EDISON, NJ	08820

Hand Delivery

TAXING DISTRICT 16 MARGATE CITY

COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
126 4 C0004	9219 ATLANTIC AVE	2	GORDON, MICHAEL A & ROBIN R 1317 VALLEY ROAD VILLANOVA, PA 19085
126 4 C0005	9219 ATLANTIC AVE	4A	OCEAN CITY BANK %OCEANFIRST BANK PO BOX 2009 TOMS RIVER, NJ 08754
126 94	8 S DECATUR AVE	2	GRAZER, PATRICIA 8 S DECATUR AVE MARGATE, NJ 08402
126 95	10 S DECATUR AVE	2	GRAZER, PATRICIA A 10 S DECATUR AVE MARGATE, NJ 08402
126 96.1	12-14 S DECATUR AVE	2	PHILLIPS JR, ROBERT W 608 MARLBORO AVE. CHERRY HILL, NJ 08002
126 96.2	12-14 S DECATUR AVE	2	BROWN TRUST, KATHLEEN A 4707 CONVENT PLACE PHILADELPHIA, PA 19114
126 96.3	12-14 S DECATUR AVE	2	GOLOFF, CAROL & MICHAEL 2216 SHORE ROAD NORTHFIELD, NJ 08225
126 96.4	12-14 S DECATUR AVE	2	BROWN N E TRUST, KATHLEEN 4707 COVENT PLACE PHILADELPHIA, PA 19114
126 99	18 S DECATUR AVE	2	MARQUES, ROBERTO DE O 9 HOLME COURT NEWTOWN, PA 18940
126 100	20 S DECATUR AVE	2	ALCH, MARC R & SANDRA L 444 W BALTIMORE AVE #437 MEDIA, PA 19063
126 101	22 S DECATUR AVE	2	DOYLE, CELIA E 22 S DECATUR AVE MARGATE, N J 08402
126 102 C000A	24 S DECATUR AVE	2	ROSENSTEIN, PHILIP M & BONNIE J 4002 GORHAM TERRACE CLARK SUMMIT, PA 18411
126 102 C000B	24 S DECATUR AVE	2	ARRONSON, DAVID 645 N ITHAN AVE BRYN MAWR, PA 19010
126 106	11 S WASHINGTON AVE	2	HALL, DAVID S & PRENDI, LANDI 729 SOUTH THIRD STREET PHILADELPHIA, PA 19147
126 107	13 S WASHINGTON AVE	2	TABEKMAN, BORIS, YEVGENIY & VALENTINA 5871 LAUREL STREET MAYS LANDING, NJ 08330
126 108 C0001	15 S WASHINGTON AVE	2	HEITZMANN, KATHLEEN 15 S WASHINGTON AVE #1 MARGATE, NJ 08402
126 108 C0002	15 S WASHINGTON AVE	2	HEITZMANN, KATHLEEN 15 S WASHINGTON AVE #2 MARGATE, NJ 08402
126 109.01 C000A	17 S WASHINGTON AVE 109	2	SHAMS, DORIN & ZUBAIR 406 REGATTA DR PHILADELPHIA, PA 19146

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
126 109.01 C000B	17 S WASHINGTON AVE 109	2	ZIMMERMAN, K, P, J & J. 804 SYDNI COURT NEW HOPE, PA 19403
126 109.02 C000A	16 S DECATUR AVE 109	2	EDWARDS, D V & A L FEUER- 20 SURGEONS GENERAL CT PHILADELPHIA, PA 19146
126 109.02 C000B	16 S DECATUR AVE 109	2	STIEFEL, PENNY 712 WILLOW BEND DR BLUE BELL, PA 19422

124 9105 ATLANTIC AVE 2 ✓ SEAHORSE CONDO ASSOC.
 23 & HAWKEYE PROP. MANAGEMENT
 PO BOX 3182
 125 9201 ATLANTIC AVE 2 MARGATE. NJ 08402
 28

124 9101 ATLANTIC AVE 2 ✓ CEDAR GROVE CONDO ASSOC.
 204 %ARNOLD BENNETT
 3861 MAPLE AVE.
 VINELAND, NJ 08361

126 23 S WASHINGTON AV 2 ✓ OCEANWALK CONDO ASSOC.
 110 %DANIEL CAMPBELL
 401 NEW RD
 LINWOOD, NJ 08221

UTILITIES TO BE NOTIFIED WITH TAXLIST

✓ ATLANTIC CITY ELECTRIC
 5100 HARDING HIGHWAY, SUITE 399
 MAYS LANDING, NJ 08330

✓ SOUTH JERSEY GAS COMPANY
 VP CONSTRUCTION
 1 SOUTH JERSEY PLAZA, RT. 54
 FOLSOM, NJ 08037

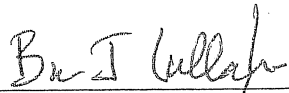
✓ COMCAST CABLE, GREG SMITH, PM
 901 LEEDS AVENUE
 ABSECON, NJ 08201

ITEMS PRINTED.....63

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/182204429>

The above application and all plans have been filed with the Secretary of the Planning Board at 9001 Winchester Avenue, Margate New Jersey, and are available for inspection on City of Margate Website.



BRIAN J. CALLAGHAN

CALLAGHAN THOMPSON & THOMPSON

2428 Atlantic Avenue

Atlantic City, NJ 08401



Linda Morgan
Tax Collector

REVENUE and FINANCE DEPARTMENT
City of Margate
9001 Winchester Ave
Margate City, New Jersey 08402
609-822-2508

Date: August 10, 2020

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX & WATER for 3RD QTR, 2020/CURRENT W/S
is paid on property located at 24-26 S. BENSON AVENUE,
assessed to OBERON LLC
and designated as BLOCK 125, LOT 34, Tax Map of Margate City, NJ.

Linda Morgan, CTC
Tax Collector

Per _____