

Exhibit
A-1
Block 87 Lot 3



City of Northfield

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

January 15, 2021

Gemmel, Todd & Merenich
Attn.: Charles Gemmel, Esq.
767 Shore Road
P.O. BOX 296
Linwood, NJ 08221

**RE: 96 W. MILL ROAD
Block 87 Lot 3**

Dear Mr. Gemmel,

The following is a list of properties located within 200 feet of the above-mentioned intersection, as it appears on the Northfield Tax map. It is specifically understood that all applications for variances must comply with all existing statutes including the necessary notices to public bodies when applicant and law deems applicable.

Atlantic City Electric
Real Estate & Right of Way Department
5100 Harding Highway, 63ML22
Mays Landing, NJ 08330

South Jersey Gas Co.
1 So. Jersey Plaza
Folsom, NJ 08037

Verizon
9 Gates Avenue
Montclair, NJ 07042-3301

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Comcast Cable
901 Leeds Ave.
Absecon, NJ 08201

New Jersey American Water Company, Inc.
1 Water Street
Camden, NJ 08102

Northfield Sewer Department
1600 Shore Road
Northfield, NJ 08225

Municipal Road
City of Northfield
Mary Canesi, City Clerk
1600 Shore Road
Northfield, NJ 08225

Wabash Avenue
Cedarbridge Road

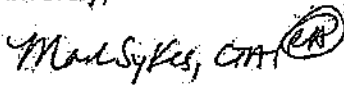
Department of Regional Planning &
Economic Development
Rt. 9 and Dolphin Ave.
Northfield, NJ 08225

Mill Road

New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

No State Roads
within 200 ft.

Sincerely,


Mark Sykes, Tax Assessor
City of Northfield

ADJACENT PROPERTY LISTING
 TAXING DISTRICT 18 NORTHFIELD CITY

PAGE 1
 COUNTY OF ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
85 1	1924 CEDARBRIDGE RD	2	CLARK, JAMES J & DONNA M 1924 CEDARBRIDGE RD NORTHFIELD NJ	08225
86 8	2119 MERRITT DR	2	NICETA, EVALINDA & JOSEPH 2119 MERRITT DRIVE NORTHFIELD NJ	08225
86 9	2117 MERRITT DR	2	ROMEO, LYNNE M. & ROBERT J. 2117 MERRITT DR NORTHFIELD NJ	08225
86 10	2115 MERRITT DR	2	ASHNER, JOSEPH W 2115 MERRITT DRIVE NORTHFIELD NJ	08225
86 11	2113 MERRITT DR	2	GUSTRAY, ALLISON J 2113 MERRITT DR NORTHFIELD NJ	08225
86 15	1904 CEDARBRIDGE RD	2	FITZSIMMONS, PATRICIA 1904 CEDARBRIDGE RD NORTHFIELD, NJ	08225
86 16	1908 CEDARBRIDGE RD	2	MC DOUGALL, WILLIAM D & PATRICIA A. 1908 CEDARBRIDGE RD NORTHFIELD NJ	08225
86 17	1912 CEDARBRIDGE RD E18	2	HUBERT, MICHAEL P. 1912 CEDARBRIDGE RD NORTHFIELD NJ	08225
87 1	1921 CEDARBRIDGE DR	1	MAZZEO, VINCE 2001 SHEPHERD CIRCLE NORTHFIELD NJ	08225
87 2	1905 CEDARBRIDGE RD	2	ALICIA, ELEONORA & ESPINOZA, HUGO 1905 CEDARBRIDGE RD NORTHFIELD NJ	08225
87 4	100 W MILL RD	2	JUSTIS, FRANCES P. 100 W. MILL ROAD NORTHFIELD NJ	08225
98 1	47 MILL RD	4A	NEW JERSEY-AMERICAN WATER CO. P.O. BOX 2735-1 WATER ST CAMDEN, NEW JERSEY	08102
98 2	31 W MILL RD	2	LEE, JOHN & HARRY 31 W MILL RD NORTHFIELD, NJ	08225
98 3	29 W MILL RD	2	AKTER, SHIRIN & CHOWDHURY, ASM 29 W MILL RD NORTHFIELD, NJ	08225

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
600 1	BIKE-PEDESTRIAN PATH L2-5,7-11	15C	NORTHFIELD, CITY OF 1600 SHORE ROAD NORTHFIELD NJ	08225

Exhibit
A-2
Block 87 Lot 3



Tract # 200527 MICHAEL J. GARVIN
Recorded/Filed TW Atlantic County Clerk
07/09/2001 15:10 Rk 6990 Pg 1 of 4 PEP

DEED

Prepared by:

Robert S. Greenberg
Robert S. Greenberg, Esquire.

This Deed is made on June 22, 2001

BETWEEN Karen Pepitone, Executrix for the Estate of Yvonne Dounton whose address is 550 E. Weymouth Road, Vineland, NJ 08360 referred to as the Grantor,

AND Ben Mazzeo and Vince Mazzeo whose address is 135 Bonnie Lee Drive, Northfield, NJ 08225 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 SIXTY THOUSAND (\$60,000.00) DOLLARS-----
The Grantor acknowledges receipt of this money.

Tax Map Reference (N.J.S.A. 46:15-2.1) Municipality of the City of Northfield, County of Atlantic, Block No. 87, Lot Nos. 1 and 3.

Property. The property consists of the land and all the buildings and structures on the land in the City of Northfield, County of Atlantic, and State of New Jersey. The legal description is:

TRACT 1.

BEGINNING at a point in the southwest line of Mill Road as hereby widened to 23.00 feet from the original center line to the southwest line thereof, said beginning point being distant 80.00 feet southeastwardly along same from the southeast line of Wabash Avenue as laid out by the City of Northfield 40.00 feet wide; and running thence

- 1) Southeastwardly along said southwest line of Mill Road 80.00 feet; thence
- 2) Southwestwardly at right angles to Mill Road 100.00 feet; thence
- 3) Northwestwardly parallel with Mill Road 80.00 feet; thence
- 4) Northeastwardly at right angles to Mill Road 100.00 feet to the place of BEGINNING.

CEN

TRACT 2

BEGINNING at the intersection of the Northerly line of Cedar Bridge Road (33 feet wide) with the Southeasterly line of Wabash Avenue (40 feet wide), and extending thence

- 1) Northeastwardly along the Southeasterly line of Wabash Avenue 102.78 feet; thence
- 2) Southeastwardly parallel with Mill Road, and making an interior angle of 94 degrees 5 minutes with the preceding course 167.14 feet; thence
- 3) Southwestwardly at right angles to the preceding course 6.88 feet to the northerly line of Cedar Bridge Road; thence
- 4) Westwardly along the same, making an interior angle of 118 degrees 44 minutes with the preceding course, 198.96 feet to the point and place of BEGINNING.

Title vested in Yvonne Dounton by Deed from Ida Dounton, Trustee, dated May 9, 1968, recorded May 14, 1968, in Deed Book 2424, page 412 (as to Lot 3).

Title vested in Frank H. Dounton, Jr. and Ida H. Dounton, husband and wife, by Deed from Jesse D. Hannum and Elsa S. Hannum, dated September 12, 1961, recorded September 14, 1961, in Deed Book 2077, page 423 (as to Lot 1).

Ida H. Dounton departed this life on March 27, 1988 and title vested in Frank H. Dounton, Jr. by right of survivorship. Frank H. Dounton, Jr. departed this life on February 16, 1998, Intestate. Subsequently, on March 5, 1998, Letters of Administration were issued by the Atlantic County Surrogate's Office naming Yvonne S. Dounton Administratrix of his Estate; Yvonne S. Dounton was sole surviving heir of the Estate.

Thereafter, on January 24, 2001, Yvonne S. Dounton departed this life, leaving a Last Will and Testament dated May 18, 2000 wherein she devised the rest, residue and remainder of her Estate subject to specific bequeaths, to Evelyn Dounton. Subsequently, on February 5, 2001 Letters Testamentary were issued by the Atlantic County Surrogate's Office naming Karen Pepitone Executrix/Administratrix of her Estate.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. 22-6877323

Witnessed by:

Karen Pepitone Executrix
Karen Pepitone, Executrix
For the Estate of Yvonne
Dounton, Grantor

[Signature]

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:

I CERTIFY that on June 22, 2001,
Karen Pepitone, Executrix for the Estate of Yvonne Dounton,
personally came before me and acknowledged under oath, to my
satisfaction, that this person (or if more than one, each person):
(a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his or her
act and deed; and
(c) made this Deed for \$60,000.00 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]
ANNAMARIE LAZAR
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10-07-2001

Consideration: 60000.00 R
County: 60.00
State: 150.00
N.P.R.F.: 0.00
Realty Tax: 210.00
Fees: 24.00

DEED	: Dated: June 22, 2001
	: :
	: _____
KAREN PEPITONE, EXECUTRIX	: :
FOR THE ESTATE OF YVONNE	: Record and return to:
DOUNTON,	: :
	: Title America Agency
Grantor	: & American Inc.
	: :
TO	: :
	: :
BEN MAZZEO AND VINCE MAZZEO,	: :
	: :
Grantees	: :
	: _____

IN COMPLIANCE WITH STATUTE I HAVE PRESENTED
AN ABSTRACT OF THE EVIDENCE TO ALL ASSESSORS
OF THE TAXING DISTRICT THEREIN MENTIONED

Michael G. ...
ATLANTIC COUNTY CLERK

