

KEEPPON ENTERPRISES USA LLC
500 WESTOVER DR.
SANFORD, NJ 27330
TEL: 856 825 7700

CITY OF VINELAND
ZONING BOARD OF ADJUSTMENT

PETITION & NOTICE OF HEARING

TO: CITY OF VINELAND ZONING BOARD OF ADJUSTMENT

This application concerns Block 4114, Lot 27, on the Tax Map of the City of Vineland, having a street address of: **611 S. Seventh St. Vineland, New Jersey 08360.**

1) The property is owned by Keepon Enterprises USA LLC by virtue of deed recorded in the Cumberland County Clerk's Office on November 13, 2015 in Book 4137 Page 4854 (quitclaim from William Keels, the managing member of Keepon). The applicant's interest in the property if other than owner is N/A.

2) The land has frontage on S. Seventh St. of 52 feet and a depth of 150 feet.

3) A sketch, map or plot plan of the site has been filed with the Secretary of the Zoning Board of Adjustment, and is available for review on the Fourth Floor of City Hall, 640 East Wood Street, Vineland, New Jersey. The sketch, map or plot plan will demonstrate existing boundary lines, existing structures, and proposed changes or structures that the applicant requests approval of herein.

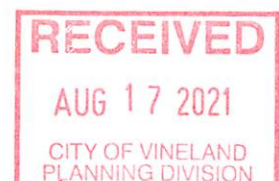
4) The land is situated in the R zone and the present use of the land is:
Four Unit "Quad" Apartment Building.

5) I desire to construct, modify or establish the following on this property:
Owner is under contract to sell the property. This zoning application is to request a Certificate for Pre-Existing Non-Conforming Use to allow new owner to continue use as a duplex with pre-existing conditions.

6) I desire the Zoning Board of Adjustment to grant a variance pursuant to N.J.S.A. 40:55D-70, paragraph () a; () b; () c; () d or approval as related to a
() temporary use permit; () subdivision approval;
() site plan approval; (XX) waiver of site plan requirements;
(XX) Other: Certificate for Pre-Existing Non-Conforming Use N.J.S.A 40:55D-68

7) Set forth, in detail, including all facts, which you wish to rely on at the hearing, why the Zoning Board of Adjustment should grant your application, (attach as many sheets as needed). This application may be decided on reasons herein stated in the event that one desires not to provide additional testimony on the application.

See Attached as Schedule A



8) If the applicant is represented by an attorney, please note the name and address:

**MATTHEW J. ROBINSON, ESQUIRE
ROBINSON & ROBINSON, LLC
2057 WHEATON AVENUE
PO BOX 788
MILLVILLE, NEW JERSEY 08332**

856-825-7700

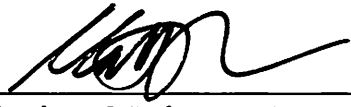
9) Set forth any previous applications to the Zoning Board of Adjustment, regarding this property, along with the nature of request, date of hearing, and results of same.

10) **TAKE NOTICE** that a hearing on this application will be conducted at the City of Vineland Council Chambers (Second Floor), 640 East Wood Street, Vineland, New Jersey 08360 on **Wednesday, September 15, 2021 at 7:00 p.m.**, at which time you may appear individually or by counsel and express your opinions either for or against this application.

**ROBINSON & ROBINSON, LLC
ATTORNEY FOR APPLICANT**

8-16-21

Date

By: 

Matthew J. Robinson, Esquire

NOTICE TO APPLICANTS AND ATTORNEYS

TIME FOR IMPLEMENTING APPROVAL: If you are granted an approval from the Zoning Board of Adjustment as a result of this application, you will be provided a period of one year from the date of approval to obtain permits, or to implement the approved use. Failure to do so will result in the termination and voiding of this approval, unless an applicant makes a written application to the Zoning Officer for an extension of time regarding this approval, prior to the expiration of the one-year period. Such extension, if approved, may only be granted for an additional 6 months.

SITE PLAN APPROVAL can only be obtained if a complete site plan application has been submitted to the Planning Division (794-4101), along with the development application form, the correct number of plans, the appropriate fees, etc. If site plan approval is requested as a condition of a previous variance approval, a separate Petition and Notice of Hearing and public notice will be required. If during an original hearing of any application, the applicant has requested site plan approval, but the plan has not been reviewed by the City staff, then the portion of the hearing concerning the site plan, may be continued to the next regular meeting date (with proper announcement and with Board approval during the meeting), without any further notice or application.

SCHEDULE A

TO: City of Vineland Zoning Board of Adjustment
FROM: Matthew J. Robinson, Esq.
DATE: August 16, 2021
RE: 611 S. Seventh St.

Please allow this submission to address item 7 on the Petition & Notice of hearing – namely as to all facts the Zoning Board of Adjustment should consider in granting this application.

Petitioner applies for a Certificate for Pre-Existing Non-Conforming Use to allow his current four unit “quad” to obtain a Certificate of Continued Occupancy for an upcoming real estate transaction.

Applicant purchased this property on March 12, 2013 under managing member William Keels name and then quitclaimed to Keepon Enterprises USA LLC on November 13, 2015. The property was purchased and marketed to the applicant as a quad. **(Closing Sheet and Appraisal attached as Exhibit A)**. As far back as current records will allow, the property was sub-metered for electrical per confirmation from Vineland Municipal Utilities and was switched to multiple sewer accounts with Landis Sewerage Authority (exhibits to be supplied) This property has historically been registered and inspected by the city of Vineland and the New Jersey Department of Community Affairs as a quad and continues that use today **(Exhibit B)**. The municipal property record card is coded as 2S-B-X and has been listed as such prior to the applicant purchasing the property **(Exhibit C)**.

Applicant has requested additional vital documentation which will be provided to the professional staff immediately upon receipt. Specifically, the applicant will provide the relevant Vineland Ordinances and any building permits for this property which assumedly pre-date the Ordinance change that no longer permits duplexes.

With the aforementioned evidence and additional evidence forthcoming, the applicant is seeking the Certificate for Pre-Existing Non-Conforming Use so that he can obtain the Certificate of

Continued Occupancy from the Zoning Official and close on the real estate transfer of the property.

Please contact me with any questions the professional staff may have.

Respectfully,

A handwritten signature in black ink, appearing to read 'Matt Robinson', with a stylized flourish extending to the right.

Matthew J. Robinson, Esq.

Robinson & Robinson, LLC

Attorney for Applicant

EXHIBIT A



A. Settlement Statement (HUD-1)

B. Type of Loan			6. File Number: SJSA-2255	7. Loan Number: 5003107515
1. ☐ FHA 2. ☐ RHS 3. ☒ Conv. Unlins.			FHA Case Number:	8. Mortgage Insurance Case Number: N/A
4. ☐ VA 5. ☐ Conv. Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			South Jersey Settlement Agency 1459 South Delsea Drive Vineland, NJ 08360 (856) 690-1121	
D. Name & Address of Borrower: William Keels 152 Grayson Place Teaneck NJ 07666		E. Name & Address of Seller: Crane Hill, LLC 11 Bacon Street Clayton NJ 08312		F. Name & Address of Lender: TD Bank, N.A. 1 Portland Square Portland, ME 04101
G. Property Location: 611-613 South 7th Street Vineland, NJ 08360 Block: 4114 Lot: 27		H. Settlement Agent: South Jersey Settlement Agency		I. Settlement Date: 12/23/2013
		Place of Settlement: 1459 S. Delsea Drive, Vineland, NJ 08360.		Disbursement Date: 12/23/2013

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
101. Contract sales price	\$172,000.00	401. Contract sales price	\$172,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$6,868.30	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to 12/23/2013 to 12/31/2013	\$89.19	406. City/town taxes to 12/23/2013 to 12/31/2013	\$89.19
107. Assessments for Sewer (Acct#09344) to 01/31/2014	\$74.40	407. Assessments for Sewer (Acct#09344) to 01/31/2014	\$74.40
108. Assessments for Sewer (Acct#09345) to 01/31/2014 1	\$74.40	408. Assessments for Sewer (Acct#09345) to 01/31/2014 1	\$74.40
109.		409.	
110.		410.	
111.		411.	
112.		412.	
	\$179,106.29		\$172,237.99
201. Deposit or earnest money		501. Excess deposit (see instructions)	
	\$5,000.00		
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
	\$129,000.00		\$13,034.40
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Lender Paid Credits		504. Payoff 1st Mtg. #135100040 Franklin Bank	
	\$7.70		\$131,583.04
205. Security Deposits (all 4 Units)		505. Security Deposits (all 4 units)	
	\$2,850.00		\$2,850.00
206. Rent Adjustment Apt. 1 (\$750.00/month)		506. Rent Adjustment Apt. 1 (\$750.00/month)	
	\$217.71		\$217.71
207. Rent Adjustment Apt. 2 (\$750.00/month)		507. Rent Adjustment Apt. 3 (\$775.00/month)	
	\$217.71		\$225.00
208. Rent Adjustment Apt. 3 (\$775.00/month)		508. Rent Adjustment Apt. 2 (\$750.00/month)	
	\$225.00		\$217.71
209. Rent Adjustment Apt. 4 (\$775.00/month)		509. Rent Adjustment Apt. 4 (\$775.00/month)	
	\$225.00		\$225.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes:		510. City/town taxes:	
211. County taxes:		511. County taxes:	
212. Assessments:		512. Assessments:	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
	\$137,743.12		\$148,352.86
	\$179,106.29		\$172,237.99
	\$137,743.12		\$148,352.86
	\$41,363.17		\$23,885.13

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement. WARNING: It is a crime to knowingly make false statements to the on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. Substitutional 1099.

William Keels by his Attorney-in-Fact
Lori L. Ricci
 William Keels, by his Attorney-in-Fact
 Lori L. Ricci

Stephen Deery
 Stephen Deery, Attorney-in-Fact for
 Jessica Ruskoski, Sole Member of
 Crane Hill, LLC

L. SETTLEMENT CHARGES			
Division of Commission (line 700) as follows:			
701.	\$5,160.00 to: Weichert Realtors		
702.	\$5,160.00 to: Pearce-Jannarone Real Estate		
703.	Commission paid at Settlement		\$10,320.00
704.			
705.			
100. Fees Payable in Connection with Loan			
801.	Our origination charge \$667.70	(from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)	
803.	Your adjusted origination charges	(from GFE A)	\$667.70
804.	Appraisal fee to Rocco Pacifico \$550.00 P.O.C. B.	(from GFE #3)	
805.	Credit report to CBC Innovis \$8.37 P.O.C. B.	(from GFE #3)	
806.	Tax service to CORELOGIC TAX SVCS	(from GFE #3)	\$58.00
807.	Flood certification to CORELOGIC FLOOD SVCS	(from GFE #3)	\$5.00
808.		(from GFE #3)	
809.		(from GFE #3)	
810.	Customer Auth Report to CBC Innovis	(from GFE #3)	\$0.85
811.		(from GFE #3)	
100. Fees Required by Lender to Be Paid in Advance			
901.	Daily interest charges 12/23/2013 to 1/1/2014 @ \$16.0172 / day 9 days	(from GFE #10)	\$144.15
902.	Mortgage insurance premium	(from GFE #3)	
903.	Homeowner's insurance for 1 years to Biondi Insurance Agency	(from GFE #11)	\$2,142.00
904.	2014 Q1 Real Estate Taxes to City of Vineland Tax Collector	(from GFE #11)	\$969.29
100. Fees to Be Deposited with Lender			
1001.	Initial deposit for your escrow account	(from GFE #9)	\$1,041.51
1002.	Homeowner's insurance 3 months @ \$ 178.50 per month	\$535.50	
1003.	Mortgage insurance		
1004.	Property taxes 2 months @ \$ 342.27 per month	\$684.54	
1005.			
1006.			
1007.	Aggregate Adjustment	(\$178.53)	
110. Title Insurance			
1101.	Title services and lender's title insurance	(from GFE #4)	\$1,236.80
1102.	Settlement or closing fee to South Jersey Settlement Agency	\$150.00	\$150.00
1103.	Owner's title insurance to South Jersey Settlement Agency	(from GFE #5)	\$183.00
1104.	Lender's title insurance to South Jersey Settlement Agency	\$823.00	
1105.	Lender's title policy limit \$	\$129,000.00	
1106.	Owner's title policy limit \$	\$172,000.00	
1107.	Agent's portion of the total title insurance premium to South Jersey Settlement Agency	\$806.35	
1108.	Underwriter's portion of the total title insurance premium to Westcor	\$199.65	
1109.			
1110.			
1111.			
120. Government Recording and Transfer Charges			
1201.	Government recording charges	(from GFE #7)	\$420.00
1202.	Deed \$100.00 Mortgage \$280.00 Releases \$75.00		\$75.00
1203.	Transfer taxes	(from GFE #8)	\$0.00
1204.	City/County tax/stamps Deed \$ Mortgage \$		
1205.	State tax/stamps Cumberland County Clerk		\$747.40
1206.	Record Power of Attorney to Cumberland County Clerk	\$40.00	\$40.00
130. Other Settlement Charges			
1301.	Required services that you can shop for	(from GFE #6)	\$0.00
1302.	Deed Preparation to Litwack & Kernan		\$125.00
1303.	2013 Q4 Real Estate Taxes to City of Vineland Tax Collector \$911.77 P.O.C. S.		
1304.	Sewer Acct#09344 to Landis Sewage Authority \$342.00 P.O.C. S.		
1305.	Sewer Acct#09345 to Landis Sewage Authority \$342.00 P.O.C. S.		
1306.			
1307.	Termite Repair to Brown's Pest Control		\$1,277.00
1308.	Water Acct#119409-57228 11/15/13 to 12/17/13 to Vineland Municipal Utilities \$23.21 P.O.C. S.		
1309.	Water Acct#119409-57228 11/15/13 to 12/17/13 to Vineland Municipal Utilities \$35.12 P.O.C. S.		
1310.	Electric/Trash Acct#119409-20014 11/15/13 to 12/17/13 to Vineland Municipal Utilities \$69.62 P.O.C. S.		
1311.	Escrow Final Final Water/Electric/Trash Bill to 12/23/13 to Vineland Municipal Utilities		\$300.00
1312.			
1313.			
1314.			
1315.			
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$6,868.30 \$13,034.40

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
Our origination charge	# 801	\$667.70	\$667.70
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803	\$667.70	\$667.70
Transfer tax	#1203	\$0.00	\$0.00
Charges That in Total Cannot Increase More Than 10%			
Appraisal fee to	# 804	\$550.00	\$550.00
Credit report to	# 805	\$8.37	\$8.37
Tax service to	# 806	\$58.00	\$58.00
Flood certification to	# 807	\$5.00	\$5.00
Customer Auth Report to	# 810	\$0.85	\$0.85
Title services and lender's title insurance	# 1101	\$1,901.00	\$1,236.80
Owner's title insurance to South Jersey Settlement Agency	# 1103	\$998.00	\$183.00
Government recording charges	# 1201	\$380.00	\$420.00
Total		\$3,901.22	\$2,462.02
Increase between GFE and HUD-1 Charges		(\$1,439.20)	or -36.89 %

Charges That Can Change		Good Faith Estimate	HUD-1
Daily interest charges 12/23/2013 to 1/1/2014 @ \$16.0172 / day 9 days	# 901	\$432.46	\$144.15
Homeowner's insurance	# 903	\$429.96	\$2,142.00
2014 Q1 Real Estate Taxes to	# 904		\$969.29
Initial deposit for your escrow account	# 1001	\$1,685.04	\$1,041.51

Loan Terms

Your initial loan amount: \$129,000.00

Your loan term is: 30 years

Your initial interest rate is: 4.532 %

Your first monthly amount owed includes principal, interest, and any other items checked below:

☒ Principal
☒ Interest
☐ Mortgage Insurance

Can your interest rate rise?

☒ No ☐ Yes, it can rise to a maximum of % . The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .

Even if you make payments on schedule, your loan balance may:

☒ No ☐ Yes, it can rise to a maximum of .

Even if you make payments on schedule, your monthly amount owed, including principal, interest, and mortgage insurance may:

☒ No ☐ Yes, the first increase can be on and the monthly amount owed can rise to . The maximum it can ever rise to is .

Does your loan have a prepayment penalty?

☒ No ☐ Yes, your maximum prepayment penalty is .

Does your loan have a balloon payment?

☒ No ☐ Yes, you have a balloon payment of due in years on .

Total monthly amount owed including escrow account payments:

☐ You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself.
☒ You have an additional monthly escrow payment of \$520.77 that results in a total initial monthly amount owed of \$1,176.85. This includes principal, interest, any mortgage insurance and any items checked below:
☒ Property taxes ☒ Homeowner's insurance
☐ Flood insurance

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

To the best of my knowledge the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction. Substitutional 1099.

Lori L. L...

Settlement Agent

12/23/13

Date

Small Residential Income Property Appraisal Report

File No. KEELS

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **611-613 S 7TH STREET** City **VINELAND** State **NJ** Zip Code **08360-4642**
 Borrower **KEELS, WILLIAM** Owner of Public Record **CRANE HILL LLC** County **SALEM**
 Legal Description **BLOCK 4114 LOT 27**
 Assessor's Parcel # **14-04114-00027** Tax Year **2013** R.E. Taxes \$ **3,877.00**
 Neighborhood Name **VINELAND** Map Reference **PATTON** Census Tract **0411.00**
 Occupant ☐ Owner ☒ Tenant ☐ Vacant Special Assessments \$ **0.00** ☐ PUD HOA \$ **0.00** ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
 Lender/Client **TD BANK** Address **32 CHESTNUT STREET, LEWISTON, ME 04240**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
 Report data source(s) used, offering price(s), and date(s). **THE SUBJECT WAS LISTED IN TREND MLS ON 10/14/2013 FOR \$184,900 AND AFTER 19 DAYS ON THE MARKET IS CURRENTLY PENDING.**
 I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
THE AGREEMENT OF SALE WAS REVIEWED, IT APPEARS TO BE AN ARMS LENGTH TRANSACTION.

Contract Price \$ **172,000** Date of Contract **11/01/2013** Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) **PUB REC**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			2-4 Unit Housing Trends			2-4 Unit Housing		Present Land Use %	
Location	☒ Urban	☒ Suburban	☐ Rural	Property Values	☒ Increasing	☒ Stable	☐ Declining	PRICE	AGE
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☒ Demand	☒ In Balance	☐ Over Supply	\$(000)	(yrs)
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	110 Low	20
Neighborhood Boundaries GARDEN ROAD TO THE NORTH, E ELMER ROAD TO THE SOUTH, MAIN ROAD TO THE EAST, ROUTE 55 TO THE WEST.							255 High	175	Commercial
Neighborhood Description SEE ATTACHED ADDENDUM.							145 Pred.	60	Other
									6% %

Market Conditions (including support for the above conclusions) **SEE ATTACHED 1004MC ADDENDUM FOR A DETAIL EXPLANATION OF CURRENT MARKET CONDITIONS FOR THE SUBJECTS NEIGHBORHOOD.**

Dimensions **50 X 150** Area **7500 Sq.Ft.** Shape **RECTANGULAR** View **AVERAGE**
 Specific Zoning Classification **R** Zoning Description **RESIDENTIAL**
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
 Electricity ☒ Water ☒ Street **ASPHALT** ☒
 Gas ☒ Sanitary Sewer ☒ Alley **NONE** ☐
 FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **C** FEMA Map # **3401760015B** FEMA Map Date **07/05/1982**
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe. **TYPICAL**
UTILITY EASEMENTS, NO ADVERSE CONDITIONS OBSERVED.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units ☐ Two ☐ Three ☒ Four	☐ Concrete Slab ☐ Crawl Space	Foundation Walls CONCRETE/AVG	Floors VIN-HW/AVG				
☐ Accessory Unit (describe below)	☒ Full Basement ☐ Partial Basement	Exterior Walls MASONRY/AVG	Walls DRYWALL/AVG				
# of Stories 2 # of Bldgs. 1	Basement Area 1,910 sq. ft.	Roof Surface ASPHALT/AVG	Trim/Finish WOOD/AVG				
Type ☒ Det. ☐ Att. ☐ S-Det/End Unit	Basement Finish 0 %	Gutters & Downspouts ALUMINUM/AVG	Bath Floor VINYL/AVG				
☒ Existing ☐ Proposed ☐ Under Const.	☒ Outside Entry/Exit ☐ Sump Pump	Window Type DBL HUNG/AVG	Bath Wainscot FG/AVG				
Design (Style) COLONIAL	Evidence of ☐ Infestation	Storm Sash/Insulated ALUMINUM/AVG	Car Storage				
Year Built 1905	☐ Dampness ☐ Settlement	Screens YES/AVG	☐ None				
Effective Age (Yrs) 30	Heating/Cooling	Amenities	☒ Driveway # of Cars 4				
Attic ☒ None ☐ FWA ☒ HWBB ☐ Radiant	☐ FWA ☒ HWBB ☐ Radiant	Fireplace(s) # ☐ Wood Stove(s) #	Driveway Surface CONCRETE				
☐ Drop Stair ☐ Stairs	☐ Other Fuel GAS	Patio/Deck ☐ Fence	Garage # of Cars				
☐ Floor ☐ Scuttle	☐ Central Air Conditioning	Pool ☐ Porch OPEN	Carport # of Cars				
☐ Finished ☐ Heated	☐ Individual ☐ Other	Other	Att. ☐ Det. ☐ Built-in				
# of Appliances Refrigerator 4 Range/Oven 4 Dishwasher Disposal Microwave Washer/Dryer Other (describe)							
Unit # 1 contains: 4 Rooms 2 Bedroom(s) 1 Bath(s) 955 Square feet of Gross Living Area							
Unit # 2 contains: 4 Rooms 2 Bedroom(s) 1 Bath(s) 955 Square feet of Gross Living Area							
Unit # 3 contains: 4 Rooms 2 Bedroom(s) 1 Bath(s) 955 Square feet of Gross Living Area							
Unit # 4 contains: 4 Rooms 2 Bedroom(s) 1 Bath(s) 955 Square feet of Gross Living Area							
Additional features (special energy efficient items, etc.) NONE							

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **AT THE TIME OF APPRAISAL THE SUBJECT WAS IN AVERAGE CONDITION HAVING BEEN WELL MAINTAINED AND UPDATED THROUGHOUT THE YEARS. NO FUNCTIONAL OR EXTERNAL DEPRECIATION NOTED. NO REQUIRED REPAIRS.**



Vineland Municipal Electric Utility



THIRD PARTY NOTIFICATION APPLICATION

Vineland Municipal Utilities is engaged in a program called Third Party Notification. This program notifies property owners, or other concerned parties, of the possibility of discontinuance of service due to non-payment of past-due utility bills. This program is especially beneficial to the elderly who, through no fault of their own, may forget to pay their bills.

Third Party Notification is a duplication of the notice that is sent to the customer of record. This duplicate notice is intended to make those interested parties aware of delinquency which could lead to disconnection of service. *Please note:* Property owners will assume responsibility for any unpaid balance accrued by tenants. This amount will become a lien on the property if left unpaid. For this reason, all property owners are encouraged to participate in this program.

If you wish to participate in this program, please fill in the application below, and make sure that both the customer and the designated third party sign and date the form.

CUSTOMER DATA

Account Number(s) _____
NAME: MARIA PEREZ
ADDRESS: 611-1 S 7th Street, Vineland, NJ 08360
BLOCK: _____ LOT: _____ CUSTOMER SIGNATURE: X Maria Perez

THIRD PARTY DATA

X Property Owner _____ Relationship _____
NAME: WILLIAM KEES
ADDRESS: P.O. Box 992
CITY: BRIDGETON STATE: NJ ZIP: 08302
TELEPHONE NUMBER: Home: 201-836-8507 Business: _____
DATE: 12-24-2013 THIRD PARTY SIGNATURE: [Signature]

[Home](#) | [About Us](#) | [Administration](#) | [Customer Service/Billing](#) | [Distribution](#) | [Generation](#) | [Net Metering](#) | [Heat Pump Rebate Program](#) | [Rate Tariffs](#)
[Payment Options](#) | [Forms](#) | [Photos](#) | [News Articles](#) | [Contact Us](#)



Vineland Municipal Electric Utility



THIRD PARTY NOTIFICATION APPLICATION

Vineland Municipal Utilities is engaged in a program called Third Party Notification. This program notifies property owners, or other concerned parties, of the possibility of discontinuance of service due to non-payment of past-due utility bills. This program is especially beneficial to the elderly who, through no fault of their own, may forget to pay their bills.

Third Party Notification is a duplication of the notice that is sent to the customer of record. This duplicate notice is intended to make those interested parties aware of delinquency which could lead to disconnection of service. *Please note:* Property owners will assume responsibility for any unpaid balance accrued by tenants. This amount will become a lien on the property if left unpaid. For this reason, all property owners are encouraged to participate in this program.

If you wish to participate in this program, please fill in the application below, and make sure that both the customer and the designated third party sign and date the form.

CUSTOMER DATA

Account Number(s) _____
NAME: Joe LABOY
ADDRESS: 613-4 S. 7th Street, Vineland, NJ 08360
BLOCK: _____ LOT: _____ CUSTOMER SIGNATURE: [Signature]

THIRD PARTY DATA

☒ Property Owner _____ Relationship _____
NAME: WILLIAM KEELS
ADDRESS: P.O. Box 992
CITY: BREDETON STATE: NJ ZIP: 08302
TELEPHONE NUMBER: Home: 201-836-8507 Business: _____
DATE: 12-24-2013 THIRD PARTY SIGNATURE: [Signature]

[Home](#) | [About Us](#) | [Administration](#) | [Customer Service/Billing](#) | [Distribution](#) | [Generation](#) | [Net Metering](#) | [Heat Pump Rebate Program](#) | [Rate Tariffs](#)
| [Payment Options](#) | [Forms](#) | [Photos](#) | [News Articles](#) | [Contact Us](#)



Vineland Municipal Electric Utility



THIRD PARTY NOTIFICATION APPLICATION

Vineland Municipal Utilities is engaged in a program called Third Party Notification. This program notifies property owners, or other concerned parties, of the possibility of discontinuance of service due to non-payment of past-due utility bills. This program is especially beneficial to the elderly who, through no fault of their own, may forget to pay their bills.

Third Party Notification is a duplication of the notice that is sent to the customer of record. This duplicate notice is intended to make those interested parties aware of delinquency which could lead to disconnection of service. *Please note: Property owners will assume responsibility for any unpaid balance accrued by tenants. This amount will become a lien on the property if left unpaid. For this reason, all property owners are encouraged to participate in this program.*

If you wish to participate in this program, please fill in the application below, and make sure that both the customer and the designated third party sign and date the form.

CUSTOMER DATA

Account Number(s) _____

NAME: MANDLIN LATORRE

ADDRESS: 613-3 S. 7th Street, Vineland, NJ 08360

BLOCK: _____ LOT: _____ CUSTOMER SIGNATURE: X MANDLIN LATORRE

THIRD PARTY DATA

☒ Property Owner _____ Relationship _____

NAME: WILLIAM KEELS

ADDRESS: P.O. Box 992

CITY: BRIDGETON STATE: NJ ZIP: 08302

TELEPHONE NUMBER: Home: 201-836-8507 Business: _____

DATE: 12-24-2013 THIRD PARTY SIGNATURE: W. Keels

[Home](#) | [About Us](#) | [Administration](#) | [Customer Service/Billing](#) | [Distribution](#) | [Generation](#) | [Net Metering](#) | [Heat Pump Rebate Program](#) | [Rate Tariffs](#)
[Payment Options](#) | [Forms](#) | [Photos](#) | [News Articles](#) | [Contact Us](#)



Vineland Municipal Electric Utility



THIRD PARTY NOTIFICATION APPLICATION

Vineland Municipal Utilities is engaged in a program called Third Party Notification. This program notifies property owners, or other concerned parties, of the possibility of discontinuance of service due to non-payment of past-due utility bills. This program is especially beneficial to the elderly who, through no fault of their own, may forget to pay their bills.

Third Party Notification is a duplication of the notice that is sent to the customer of record. This duplicate notice is intended to make those interested parties aware of delinquency which could lead to disconnection of service. *Please note:* Property owners will assume responsibility for any unpaid balance accrued by tenants. This amount will become a lien on the property if left unpaid. For this reason, all property owners are encouraged to participate in this program.

If you wish to participate in this program, please fill in the application below, and make sure that both the customer and the designated third party sign and date the form.

CUSTOMER DATA

Account Number(s) _____
NAME: ELIZABETH LOPEZ
ADDRESS: 611-2 S. 7th Street, Vineland, NJ 08360
BLOCK: _____ LOT: _____ CUSTOMER SIGNATURE: Elizabeth Lopez

THIRD PARTY DATA

☒ Property Owner Relationship: Elizabeth Lopez
NAME: WILLIAM KEELS
ADDRESS: P.O. Box 992
CITY: BRIDGETON STATE: NJ ZIP: 08302
TELEPHONE NUMBER: Home: 201-836-8507 Business: _____
DATE: 12-24-2013 THIRD PARTY SIGNATURE: [Signature]

[Home](#) | [About Us](#) | [Administration](#) | [Customer Service/Billing](#) | [Distribution](#) | [Generation](#) | [Net Metering](#) | [Heat Pump Rebate Program](#) | [Rate Tariffs](#)
[Payment Options](#) | [Forms](#) | [Photos](#) | [News Articles](#) | [Contact Us](#)

EXHIBIT B



State of New Jersey
Department of Community Affairs
Division of Codes and Standards
Bureau of Housing Inspection

INSPECTION REPORT AND ORDERS OF THE COMMISSIONER

Registration #: 0614019883
Notice #: 13962296
Issuance Date: January 13, 2017
Inspector(s): ROBERT EVERWINE

Inspection Type: Cyclical
Inspection Date: 11/21/2016
Re-inspection Date: On or after 03/14/2017

Owner Information: KEEPON ENTERPRISES USA LLC
PO BOX 992
Bridgeton, NJ 08302

Property Information: 611-13 S 7TH ST
611-13 South 7TH Street
Vineland City, Cumberland County

Property Type: Multiple Dwelling
Buildings: 1
Apartments: 0
Dwelling Units: 4
Total Units: 4

Please take notice that the Inspections conducted by the New Jersey Bureau of Housing Inspection at the premises noted above disclosed that violations listed below exist at said premises in contravention of the Hotel Multiple Dwelling Law and of the "Regulations for the Maintenance of Hotels and Multiple Dwellings" promulgated there under. You are hereby ORDERED by the Commissioner to comply with all of the following orders and to correct all the violations listed below by the date listed above. Failure to comply with this notice and Orders of the Commissioner will subject you to a penalty levied by the Department of Community Affairs in accordance with the provisions of the Hotel and Multiple Dwelling Law (P.L. 1967, C76) as amended and supplemented; N.J.S.A. 55:13A-1 et seq.

Charles A. Richman,
Commissioner, Community Affairs

By: Edwin Tomkiewicz, Chief, Bureau of Housing Inspection

ATTENTION PLEASE READ FURTHER INSTRUCTIONS AT END OF REPORT

0754-05-01-0000052-0004-000264





Code Enforcement Division
640 E.Wood Street, P.O.Box 1508
Vineland, New Jersey 08362-1508

Date: November 4, 2013

Certificate of Registration License Renewal Notice

Business Name:	CRANE HILL LLC		
Physical Address:	611 S SEVENTH ST		
Mailing Address:	PO BOX 192 CLAYTON, NJ 08312		
License#:	13-19460	Description:	Certificate of Registration
License Fees	Number of Units	Per Unit Fee	Total
	4	\$75.00	\$300.00
	Exemption:		0
	Total License Fee(s) Due:		\$300.00

Please return Stub below with Payment and Make Check Payable to:

City of Vineland, Code Enforcement Division
640 E.Wood Street, P.O.Box 1508
Vineland, New Jersey 08362-1508

This is your Rental Registration Renewal Notice; all payments are due by December 31st. Any payments received after this date will be subject to a \$50.00 penalty per unit. Retain top portion for your records. Any property occupied by anyone other than owner must be registered. Please contact our office at 856-794-3806 to notify us of any changes. All payments will be accepted by mail or between the hours of 9am-4pm. No cash will be accepted between 12pm-1pm.

PLEASE RETURN STUB WITH PAYMENT AND MAKE CHECK PAYBLE TO:

City of Vineland
Code Enforcement Division
640 E.Wood Street, P.O.Box 1508
Vineland, New Jersey 08362-1508

License# 13-19460
Description Certificate of Registration
Total Licenses Fee(s) Due \$300.00

CRANE HILL LLC
PO BOX 192
CLAYTON, NJ 08312

EXHIBIT C

[New Search](#) [Assessment Postcard](#)

Block: 4114	Prop Loc: 611 S SEVENTH ST	Owner: KEEPON ENTERPRISES USA LLC	Square Ft: 4088
Lot: 27	District: 0614 VINELAND	Street: 500 WESTOVER DR	Year Built: 1905
Qual:	Class: 2	City State: SANFORD, NC 27330	Style: CL

Additional Information

Prior Block: 595	Acct Num: 00009693	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 27	Mtg Acct:	Land Desc: 52 X 150	Statute:
Prior Qual:	Bank Code: 660	Bldg Desc: 2S-B-X	Initial: 000000 Further: 000000
Updated: 07/16/20	Tax Codes: G01	Class4Cd: 0	Desc:
Zone: 04	Map Page: 41	Acreage: 0.179	Taxes: 4999.32 / 5146.20

Sale Information

 Sale Date: **11/13/15** Book: **4137** Page: **4854** Price: **1** NU#: **14**

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	03/12/13	4102	1810	1	3	0	CRANE HILL LLC
More Info	12/23/13	4113	2426	172000		99.30	KEELS, WILLIAM
More Info	11/13/15	4137	4854	1	14	0	KEEPON ENTERPRISES USA LLC

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
2021	611 S SEVENTH ST	17000	0	170800	2
		153800			
		170800			
<u>2020</u>	611 S SEVENTH ST	17000	0	170800	2
		153800			
		170800			
<u>2019</u>	611 S SEVENTH ST	17000	0	170800	2
		153800			
		170800			
<u>2018</u>	611 S SEVENTH ST	17000	0	170800	2
		153800			
		170800			
<u>2017</u>	611 S SEVENTH ST	17000	0	170800	2
		153800			
		170800			
<u>2016</u>	611 S SEVENTH ST	17000	0	170800	2
		153800			
		170800			
2015	611 S SEVENTH ST	17000	0	170800	2
		153800			
		170800			
2014	611 S SEVENTH ST	17000	0	170800	2
		153800			
		170800			

*Click on Underlined Year for Tax List Page

[illegible]

OCCUPANCY		CONSTRUCTION		SIZE	AREA	GRADE	AGE	REMOD.	COND.	PHY. DEP.	PRE. DEP.	REPLACEMENT VALUE	PHYSICAL VALUE	100% ACTUAL VALUE
- 1/2 House		2			42	1st			F		20%	3846	3846	1800
3400 100% 100% 100% 100% 100% 100%														

BUILDING LISTING									
FOUNDATION			FLOORING			WIRING			
	B	1	2	3					
Concrete Walls					Knob & Tube				
Concrete Bld. Walls					Armored Cable				
Brick Walls					Pipe Conduit				
Stone Walls									
Plaster									
3400 100% 100% 100% 100% 100% 100%									

BUILDING LISTING									
FOUNDATION			FLOORING			WIRING			
	B	1	2	3					
Concrete Walls					Knob & Tube				
Concrete Bld. Walls					Armored Cable				
Brick Walls					Pipe Conduit				
Stone Walls									
Plaster									
3400 100% 100% 100% 100% 100% 100%									

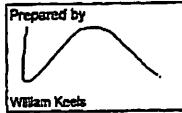
BUILDING LISTING									
FOUNDATION			FLOORING			WIRING			
	B	1	2	3					
Concrete Walls					Knob & Tube				
Concrete Bld. Walls					Armored Cable				
Brick Walls					Pipe Conduit				
Stone Walls									
Plaster									
3400 100% 100% 100% 100% 100% 100%									

BUILDING LISTING									
FOUNDATION			FLOORING			WIRING			
	B	1	2	3					
Concrete Walls					Knob & Tube				
Concrete Bld. Walls					Armored Cable				
Brick Walls					Pipe Conduit				
Stone Walls									
Plaster									
3400 100% 100% 100% 100% 100% 100%									

BUILDING LISTING									
FOUNDATION			FLOORING			WIRING			
	B	1	2	3					
Concrete Walls					Knob & Tube				
Concrete Bld. Walls					Armored Cable				
Brick Walls					Pipe Conduit				
Stone Walls									
Plaster									
3400 100% 100% 100% 100% 100% 100%									

BUILDING LISTING									
FOUNDATION			FLOORING			WIRING			
	B	1	2	3					
Concrete Walls					Knob & Tube				
Concrete Bld. Walls					Armored Cable				
Brick Walls					Pipe Conduit				
Stone Walls									
Plaster									
3400 100% 100% 100% 100% 100% 100%									

BUILDING LISTING									
FOUNDATION			FLOORING			WIRING			
	B	1	2	3					
Concrete Walls					Knob & Tube				
Concrete Bld. Walls					Armored Cable				



Quit Claim Deed

This deed is given on November 13, 2015

From	William Keels 152 Grayson Place Teaneck, NJ 07666		"Grantor"
To	Keapon Enterprises USA, LLC P.O. Box 992 Bridgeport, NJ 08302		"Grantee"

1. **Transfer of ownership.** Grantor hereby sells (grants and conveys) the property described below (the "Property") to the Grantee. This grant and conveyance transfers ownership of the Property to Grantee. This grant and conveyance is subject to all covenants, restrictions, rights-of-way, easements (existing), ad-jacents, plans, plats, maps and signatures of record; such copy of files as an accurate survey might disclose; rights (public and private) in any part of the Property included within the lines of any public road, alley or way; flooding and drainage rights, if any; of adjoining owners, mortgages and occupants in any natural stream or water course bounding, crossing or affecting the Property; and rights in common, along with adjoining owners, mortgages and occupants, in any party walls.
2. **Payment.** The transfer of ownership was made for the payment by Grantee to Grantor (receipt of which is acknowledged by both) of the amount of \$1.00.
3. **Type of deed.** This deed is a Quitclaim Deed. By use of this deed Grantor makes NO WARRANTIES or representations of fact relating to Grantor's ownership of the Property or relating to the state or quality of title to the Property. Grantor only transfers whatever interest, IF ANY, Grantor does have in the Property to the Grantee.
4. **Property.** The Property being conveyed (sold) from Grantor to Grantee is fully described on Schedule "C," attached to this deed and made a part of it by this reference. The Property consists of the land so described and all the structures, fixtures and improvements on the land. The Property is in the State of New Jersey and is commonly known as: 611-613 S 7th Street in the City of Vineland, County of Cumberland, Tax Map: Block 4214, Lot 27.
5. **Title Recital.** The Property being transferred by this deed is the same property acquired by Grantor by deed from Crane Hill LLC to William Keels, dated 12/23/2013, recorded in the Cumberland County Clerk's office on 01/07/2014 Deed book 4113 page 2426.

This deed is signed as of the date set out at the beginning of this deed.

Keapon Enterprises USA, LLC
William Keels, Managing Member

TITLE INSURANCE COMMITMENT
Issued by South Jersey Settlement Agency
AGENT FOR WESTCOR LAND TITLE COMPANY

Schedule A
ALTA Plain Language Commitment 2006

File No.: SJSA-2255

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of City of Vineland, in the County of Cumberland, State of NJ:

BEGINNING at a point on the Easterly side of Seventh Street at the distance of 109 feet southerly of the intersection of the Southerly side of Cherry Street with the Easterly side of Seventh Street, Southerly at a distance of 51.00 feet; and thence extending at right angles thereto between parallel lines (with a width of 51.00 feet) in length of depth Easterly, 150 feet to for a rectangle.;

FOR INFORMATION PURPOSES ONLY: BEING known as 611-613 South 7th Street, Tax Lot 27, Tax Block 4114 on the Official Tax Map of City of Vineland, NJ.

BEING COMMONLY known as 611 South 7th Street, Vineland, NJ 08360.

GITREP-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)

Name(s)

William Keels

Current Resident Address: 152 Grayson Place

City, Town, Post Office
TeaneckState
NJZip Code
07656

PROPERTY INFORMATION (See Property Description)

Block(s)

4114

Lot(s)

27

Qualifier

Street Address:

611-613 S. 7th StreetCity, Town, Post Office
VinelandState
NJZip Code
08360

Seller's Percentage of Ownership

100%

Consideration

\$1.00

Closing Date

November 13, 2015

SELLER ASSURANCES (Check the Appropriate Box: (Boxes 2 through 10 apply to NON-residents):

1. ☐ I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A1-1 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 with the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. § 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 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: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 interstate 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.

Date

11-13-15

WILLIAM KEELS (AS MANAGING MEMBER)

Signature

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

Date

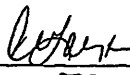
Signature

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

State of New Jersey : SS
 County of Cumberland

I CERTIFY that on 11-3-15, WILLIAM KEELS personally came before me and acknowledged under oath, to my satisfaction, that he or she:

1. is named in and personally signed the attached deed and;
2. signed, sealed and delivered this document as his or her own act and deed.





Note: Consideration Paid is Set Forth in The Body Of The Deed. N.J.S.A. 46:15-6a(1).

For More Information Regarding This Transaction
 Contact

Dennis J. Kaselak Esq.

Peterson & Ibold
 Village Station
 401 South Street
 Chardon, Ohio 44024-1495
 440-285-3511 Office Ext 233

South Jersey Settlement Agency
 1459 South Delsea Drive
 Vineland, New Jersey 08360

QUIT CLAIM DEED	
William Keels <i>Grantor</i> Keepon Enterprises USA, LLC <i>Grantees</i>	After Recordation Please Return To South Jersey Settlement Agency 1459 South Delsea Drive Vineland, New Jersey 08360 <i>Deed only</i>

15	14	13
50'	50'	100'

22	21	18	17	16	15	14	13	12
100'	100'	102'	50'	25'	25'	50'	50'	85'

22	21	20	19	18	17	16	15	14
120'	30'	50'	50'	50'	50'	50'	58.5'	100'

E. CHERRY ST

6	7	8	9	11	12	13	14	15	16
10'	50'	50'	50'	50'	100'	150'	250'	150'	150'

1	2	3	4	5	6	7	8	9	10	11	12
100'	100'	100'	100'	100'	100'	100'	100'	100'	100'	100'	100'

1	2	4	5	6	7	8	9	10	11	12	13	14
119.5'	59.25'	78.75'	50'	50'	50'	52'	48'	62'	62'	88'	62'	100'

E. CHESTNUT AVE.

Case History Report
Case Number 01-13102999

Case Type	Date Established	Status	Inspector
Parcel Address			
HOUSING REQUEST 04114-0000-00027-0000 611 S 7TH ST VINELAND NJ 08360	03/15/2001	Closed	MARK MONACO
Case Data:			
Case Narrative:			
Notice Names:	Name	Role	
	DIANE J C/O LADD CO OSTROFF		
Inspections:	Description	Scheduled	Resulted
	INITIAL INSPECTION	09/25/2001	09/26/2001
	OP ISSUED	09/26/2001	09/26/2001
History:	Scheduled	Action	Status
Violations:	Date	Description	Qty
Narrative: CLV - OP REQUEST TODAY IF POSSIBLE - IF NOT TOMORROW 9/25/01 BEEP TOM [REDACTED]			

Case Number 01-13102998

Case Type	Date Established	Status	Inspector
Parcel Address			
HOUSING REQUEST 04114-0000-00027-0000 611 S 7TH ST VINELAND NJ 08360	03/15/2001	Closed	MARK MONACO
Case Data:			
Case Narrative:			
Notice Names:	Name	Role	
	DIANE J C/O LADD CO OSTROFF		
Inspections:	Description	Scheduled	Resulted
	INITIAL INSPECTION	09/25/2001	09/26/2001
	OP ISSUED	09/26/2001	09/26/2001
History:	Scheduled	Action	Status
Violations:	Date	Description	Qty
Narrative: CLV - OP REQUEST TODAY IF POSSIBLE/ IF NOT TOMORROW 7/25/01 BEEP TOM - [REDACTED]			

Case Number 01-13102687

Case Type	Date Established	Status	Inspector
Parcel Address			
HOUSING REQUEST 04114-0000-00027-0000	03/15/2001	Closed	ANTHONY SCOTT

611 S 7TH ST VINELAND NJ 08360					
Case Data:					
Case Narrative:					
Notice Names:		Name	Role		
DIANE J C/O LADD CO OSTROFF					
Inspections:	Description	Scheduled	Resulted	Result	Inspector
	INITIAL INSPECTION	08/22/2001	08/22/2001	Completed	ANTHONY SCOTT
	OP ISSUED	08/22/2001	08/22/2001	Completed	ANTHONY SCOTT
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status
Narrative: CLV - OP REQUEST TODAY IF POSSIBLE - 8/22/01 TOM BEEPER [REDACTED]					

Case Number 01-13100163

Case Type	Date Established	Status	Inspector
Parcel			
Address			
HOUSING REQUEST	01/16/2001	Closed	ANTHONY SCOTT
04114-0000-00027-0000			
611 S 7TH ST			
VINELAND NJ 08360			
Case Data:			
INITIAL INSPECTION DATE 01/17/01			
Case Narrative:			
01/17/2001 You must repair the sidewalks around the entire structure.			
Notice Names:		Name	Role
DIANE J C/O LADD CO OSTROFF			
Inspections:	Description	Scheduled	Resulted Result Inspector
	INITIAL INSPECTION	01/17/2001	01/17/2001 Completed ANTHONY SCOTT
	OP REFUSED	01/17/2001	01/17/2001 Completed ANTHONY SCOTT
	OP INSPECTION REFUSAL LETTER	01/17/2001	01/17/2001 Completed ANTHONY SCOTT
	RE-INSPECTION	02/13/2001	02/13/2001 Completed ANTHONY SCOTT
	OP ISSUED	02/13/2001	02/13/2001 Completed ANTHONY SCOTT
History:	Scheduled	Action	Status Resulted User
Violations:	Date	Description	Qty Code Status
	01/16/2001	CE-PM-305.1	1 GENERAL/INTERIOR STRUCT. Active
	01/17/2001	CE-PM-303.3	1 SIDEWALKS AND DRIVEWAYS IN COMPLIANCE
Narrative: CLV - OP REQUEST 1/17/01 AM /RICKY CELL PHONE [REDACTED] [REDACTED] OLIMPIA CALLED IN REQUEST RICKY OTHER PHONE [REDACTED]			

Case Number 01-13100163

Case Type	Date Established	Status	Inspector
Parcel			
Address			

HOUSING REQUEST 04114-0000-00027-0000 611 S 7TH ST VINELAND NJ 08360	01/16/2001	Closed	ANTHONY SCOTT		
Case Data:					
INITIAL INSPECTION DATE 01/17/01					
Case Narrative:					
01/17/2001 You must repair the sidewalks around the entire structure.					
Notice Names: Name Role					
DIANE J C/O LADD CO OSTROFF					
Inspections:	Description	Scheduled	Resulted	Result	Inspector
	INITIAL INSPECTION	01/17/2001	01/17/2001	Completed	ANTHONY SCOTT
	OP REFUSED	01/17/2001	01/17/2001	Completed	ANTHONY SCOTT
	OP INSPECTION REFUSAL LETTER	01/17/2001	01/17/2001	Completed	ANTHONY SCOTT
	RE-INSPECTION	02/13/2001	02/13/2001	Completed	ANTHONY SCOTT
	OP ISSUED	02/13/2001	02/13/2001	Completed	ANTHONY SCOTT
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status
	01/16/2001	CE-PM-305.1	1	GENERAL/INTERIOR STRUCT.	Active
	01/17/2001	CE-PM-303.3	1	SIDEWALKS AND DRIVEWAYS	IN COMPLIANCE
Narrative: CLV - OP REQUEST 1/17/01 AM /RICKY CELL PHONE [REDACTED] [REDACTED] OLIMPIA CALLED IN REQUEST RICKY OTHER PHONE [REDACTED]					

Case Number 01-13100162

Case Type Parcel Address	Date Established	Status	Inspector		
HOUSING REQUEST 04114-0000-00027-0000 611 S 7TH ST VINELAND NJ 08360	03/15/2001	Closed	ANTHONY SCOTT		
Case Data:					
INITIAL INSPECTION DATE 01/17/01					
Case Narrative:					
Notice Names: Name Role					
DIANE J C/O LADD CO OSTROFF					
Inspections:	Description	Scheduled	Resulted	Result	Inspector
	INITIAL INSPECTION	01/17/2001	01/17/2001	Completed	ANTHONY SCOTT
	OP ISSUED	01/17/2001	01/17/2001	Completed	ANTHONY SCOTT
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status
Narrative: CLV - OP REQUEST 01/17/01 AM CELL PHONE [REDACTED] [REDACTED] RICKY CALLED IN BY OLIMPIA RICKY OTHER PHONE [REDACTED]					

Case Number 00-13102987

Case Type	Date Established	Status	Inspector
Parcel			
Address			
HOUSING REQUEST	03/15/2000	Closed	ANTHONY SCOTT
04114-0000-00027-0000			
611 S 7TH ST			
VINELAND NJ 08360			
Case Data:			
INITIAL INSPECTION DATE	11/14/00		
Case Narrative:			
Notice Names:	Name	Role	
	DIANE J C/O LADD CO OSTROFF		
Inspections:	Description	Scheduled	Resulted
	INITIAL INSPECTION	11/14/2000	11/14/2000
	OP ISSUED	11/14/2000	11/14/2000
		Completed	Completed
		ANTHONY SCOTT	ANTHONY SCOTT
History:	Scheduled	Action	Status
			Resulted
			User
Violations:	Date	Description	Qty
			Code
			Status
Narrative:	JG FOR OP INSPEC. PM 11/14/00 PER MARVIN OSTROFF. CALL [REDACTED] TO CONFIRM TIME.		

Case Number 02-13100908

Case Type	Date Established	Status	Inspector
Parcel			
Address			
HOUSING REQUEST	03/15/2002	Closed	ANTHONY SCOTT
04114-0000-00027-0000			
611 S 7TH ST			
VINELAND NJ 08360			
Case Data:			
Case Narrative:			
Notice Names:	Name	Role	
	DIANE J C/O LADD CO OSTROFF		
Inspections:	Description	Scheduled	Resulted
	INITIAL INSPECTION	04/16/2002	04/16/2002
	OP ISSUED	04/16/2002	04/16/2002
		Completed	Completed
		ANTHONY SCOTT	ANTHONY SCOTT
History:	Scheduled	Action	Status
			Resulted
			User
Violations:	Date	Description	Qty
			Code
			Status
Narrative:	OP REQUEST - 4/16/02 PM CALL TOM CELL [REDACTED]		

Case Number 02-13101592

Case Type	Date Established	Status	Inspector
Parcel			
Address			
HOUSING REQUEST	03/15/2002	Closed	ROBERT C ADAMS
04114-0000-00027-0000			
611 S 7TH ST			

VINELAND NJ 08360					
Case Data:					
Case Narrative:					
Notice Names:		Name	Role		
		DIANE J C/O LADD CO OSTROFF			
Inspections:	Description	Scheduled	Resulted	Result	Inspector
	INITIAL INSPECTION	07/03/2002	07/03/2002	Completed	ROBERT ADAMS
	OP ISSUED	07/03/2002	07/03/2002	Completed	ROBERT C ADAMS
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status
Narrative: OCCUPANCY PERMIT INSP. 7/3/02 - PM - [REDACTED]					

Case Number 02-13101864

Case Type	Date Established	Status	Inspector
Parcel			
Address			
HOUSING REQUEST	03/15/2002	Closed	ROBERT C ADAMS
04114-0000-00027-0000			
611 S 7TH ST			
VINELAND NJ 08360			
Case Data:			
Case Narrative:			
Notice Names:		Name	Role
		DIANE J C/O LADD CO OSTROFF	
Inspections:	Description	Scheduled	Resulted
	INITIAL INSPECTION	07/30/2002	07/30/2002
	OP ISSUED	07/30/2002	07/30/2002
History:	Scheduled	Action	Status
Violations:	Date	Description	Qty
Narrative: OP REQUEST - 7/30/02 AM CALL TOM CELL PHONE NUMBER [REDACTED]			

Case Number 03-13100155

Case Type	Date Established	Status	Inspector
Parcel			
Address			
HOUSING REQUEST	03/15/2003	Closed	MARK MONACO
04114-0000-00027-0000			
611 S 7TH ST			
VINELAND NJ 08360			
Case Data:			
Case Narrative:			
Notice Names:		Name	Role
		DIANE J C/O LADD CO OSTROFF	
Inspections:	Description	Scheduled	Resulted
	INITIAL INSPECTION	01/23/2003	01/23/2003
		Completed	MARK MONACO

	OP REFUSED	01/23/2003	01/23/2003	Completed	MARK MONACO
	RE-INSPECTION	02/03/2003	02/03/2003	Completed	MARK MONACO
	OP ISSUED	02/03/2003	02/03/2003	Completed	MARK MONACO
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status
Narrative:	OP REQUEST - 1/23/03 AM CALL TOM [REDACTED] (CELL) STATES THAT BOB A WAS THERE LAST TIME REQUEST HIS PRESENCE				

Case Number 03-13102639

Case Type	Date Established	Status	Inspector		
Parcel					
Address					
HOUSING REQUEST	03/15/2003	Closed	ROBERT C ADAMS		
04114-0000-00027-0000					
611 S 7TH ST					
VINELAND NJ 08360					
Case Data:					
Case Narrative:					
Notice Names:	Name	Role			
	MARVIN & ESTELLE REV OSTROFF				
Inspections:	Description	Scheduled	Resulted	Result	Inspector
	INITIAL INSPECTION	10/06/2003	10/07/2003	Completed	ROBERT ADAMS
	OP ISSUED	10/07/2003	10/07/2003	Completed	ROBERT C ADAMS
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status
	Narrative:	10/02/2003 04:48 PM SSAURO OP INSP. 10/03/03 PM TOM PRATTS CALL FIRST CELL PH [REDACTED]			

Case Number 03-13102783

Case Type	Date Established	Status	Inspector		
Parcel					
Address					
HOUSING REQUEST	03/15/2003	Closed	ANA ROBLES		
04114-0000-00027-0000					
611 S 7TH ST					
VINELAND NJ 08360					
Case Data:					
INITIAL INSPECTION DATE	102403				
Case Narrative:					
Notice Names:	Name	Role			
MARVIN & ESTELLE REV OSTROFF					
Inspections:	Description	Scheduled	Resulted	Result	Inspector
INITIAL INSPECTION		10/24/2003	10/24/2003	Completed	ANA ROBLES
OP ISSUED		10/24/2003	10/24/2003	Completed	ANA ROBLES
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status

Narrative: 10/22/2003 04:52 PM JMC DANIE OP INSPECTION -
10/23/03 - PM - TOM - [REDACTED]

Case Number 03-13103218

Case Type	Date Established	Status	Inspector		
Parcel					
Address					
HOUSING REQUEST	03/15/2003	Closed	ROBERT C ADAMS		
04114-0000-00027-0000					
611 S 7TH ST					
VINELAND NJ 08360					
Case Data:					
Case Narrative:					
Notice Names:	Name	Role			
	MARVIN & ESTELLE REV OSTROFF				
Inspections:	Description	Scheduled	Resulted	Result	Inspector
	INITIAL INSPECTION	12/04/2003	12/08/2003	Completed	ROBERT ADAMS
	OP ISSUED	12/08/2003	12/08/2003	Completed	ROBERT C ADAMS
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status
	Narrative:	12/03/2003 04:24 PM JMC DANIE OP INSPECTION -			
		12/4/03 - AM - TOM - [REDACTED]			

Case Number 04-13102055

Case Type	Date Established	Status	Inspector		
Parcel					
Address					
HOUSING REQUEST	03/15/2004	Closed	JOHN DEFEO		
04114-0000-00027-0000					
611 S 7TH ST					
VINELAND NJ 08360					
Case Data:					
	INITIAL INSPECTION DATE	08/13/04			
Case Narrative:					
Notice Names:	Name	Role			
	MARVIN & ESTELLE REV OSTROFF				
Inspections:	Description	Scheduled	Resulted	Result	Inspector
	INITIAL INSPECTION	08/13/2004	08/13/2004	Completed	JOHN DEFEO
	OP ISSUED	08/13/2004	08/13/2004	Completed	JOHN DEFEO
History:	Scheduled	Action	Status	Resulted	User
Violations:	Date	Description	Qty	Code	Status
	Narrative:	08/12/2004 03:59 PM RBRACALI RB OP INSPECTION			
		NEEDED FOR 8/13/04 AM CALL ELSIAN TO ARRANGE			
		[REDACTED] CELL.			

Case Number 06-12100041

Case Type	Date Established	Status	Inspector
Parcel			
Address			

CERTIFICATE OF COMPLIANCE
Maximum Occupancy of Unit is 4 Persons

Site
611 S SEVENTH ST, Unit 1
Block/Lot 4114/27
Owner
KEEPON ENTERPRISES USA LLC
500 WESTOVER DR #10730
SANFORD, NC 27330
2 Bedrooms Authorized

Occupant and Year of Birth
HANDY, ALEX Not Avail

This Certificate shall verify that the above location has been inspected and approved in accordance with the rules and regulations of the City of Vineland and with respect to the N.J. 5:18 2.20 and 4.19, smoke detector certification and carbon monoxide detectors as required.
It shall remain valid until the stated tenants on this document, vacate the property. At such time this Certificate of Compliance becomes voided and a new Certificate must be issued.

City of Vineland-Code Enforcement Division
640 E Wood St
Vineland, NJ 08362
(856)794-4000 FAX(856)563-0410

ANTHONY FANELLI
CODE ENFORCEMENT
Registrar# 21878, Renew in Feb
Registrar Pd \$125, 4/05/21
Insp No. 26557, 5/03/21
Insp Pd

CERTIFICATE OF COMPLIANCE **Maximum Occupancy of Unit is 4 Persons**

Site

611 S SEVENTH ST, Unit 4
Block/Lot 4114/27

Owner

KEEPPON ENTERPRISES USA LLC
500 WESTOVER DR #10730
SANFORD, NC 27330

2 Bedrooms Authorized

Occupant and Year of Birth

Alvarez, Ikeia M.	Not Avail
Colon, Julian A.	Not Avail

This Certificate shall verify that the above location has been inspected and approved in accordance with the rules and regulations of the City of Vineland and with respect to the N.J. 5:18 2.20 and 4.19, smoke detector certification and carbon monoxide detectors as required.

It shall remain valid until the stated tenants on this document, vacate the property. At such time this Certificate of Compliance becomes voided and a new Certificate must be issued.

City of Vineland-Code Enforcement Division
640 E Wood St
Vineland, NJ 08362
(856)794-4000 FAX(856)563-0410

ANTHONY FANELLI

CODE ENFORCEMENT

Regist# 27424, Renew in Feb
Reglar Pd \$125, 4/05/21

Insp No. 26559, 6/02/21
Insp Pd

ANNUAL RENTAL INSPECTION

611 S SEVENTH ST, Unit 4

Maximum Occupancy of Unit is 4 Persons

Block/Lot 4114/27

Owner

KEEPON ENTERPRISES USA LLC

500 WESTOVER DR #10730

SANFORD, NC 27330

2 Bedrooms Authorized

This Certificate shall verify that the above location has been inspected and approved in accordance with the rules and regulations of the City of Vineland and with respect to the N.J. 5:18 2.20 and 4.19, smoke detector certification and carbon monoxide detectors as required. It shall remain valid for a period of 12 months after the date stated below. At such time this Certificate of Compliance becomes voided and a new Certificate must be issued.

City of Vineland-Code Enforcement Division
640 E Wood St
Vineland, NJ 08362
(856)794-4000 FAX(856)563-0410

ANTHONY FANELLI
CODE ENFORCEMENT

Registr# 27424, Renew in Feb Insp No. 26560, 4/14/21
Registr Pd \$125, 4/05/21 Insp Pd \$75, 4/30/21

ANNUAL RENTAL INSPECTION

611 S SEVENTH ST, Unit 1

Maximum Occupancy of Unit is 4 Persons

Block/Lot 4114/27

Owner

KEEPPON ENTERPRISES USA LLC

500 WESTOVER DR #10730

SANFORD, NC 27330

2 Bedrooms Authorized

This Certificate shall verify that the above location has been inspected and approved in accordance with the rules and regulations of the City of Vineland and with respect to the N.J. 5:18 2.20 and 4.19, smoke detector certification and carbon monoxide detectors as required.

It shall remain valid for a period of 12 months after the date stated below. At such time this Certificate of Compliance becomes voided and a new Certificate must be issued.

City of Vineland-Code Enforcement Division

640 E Wood St

Vineland, NJ 08362

(856)794-4000

FAX (856)563-0410

ANTHONY FANELLI

CODE ENFORCEMENT

Registr# 21879, Renew In Feb Insp No. 26558, 4/14/21

Registr Pd \$125, 4/05/21 Insp Pd \$75, 4/29/21