

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcity.org

Meetings held in Municipal Court Room at 6:30 pm on specified dates

Application for Action by Planning Board

Ventnor City, New Jersey

Please Type or Print Clearly

1. Date of Application: January 27, 2020

2. Zoning District:

R-1 _____ Single Family	R-2 _____ Single Family	R-3 _____ Single Family
R-4 _____ Single Family	R-5 _____ Single Family	R-6 _____ Single Family
R-7 <u>X</u> _____ Single Family	R-8 _____ Single Family	
R-9 _____ Single Family, High Rise, Townhouse	R-10 _____ Environmental: Ventnor West	
R-11 _____ Special Development District	COMM _____ City Commercial District	
CMU _____ Commercial Mixed Use	DCD _____ Design Commercial District	

3. Subject Lot:

Street Address (es) 105 North Little Rock Avenue

Block Number: 100

Lot Number (s): 26

Total Area (in Square Feet): 4917

Lot Frontage: 100

Lot Depth: 51.27/45.80

4. Information about the Applicant

Full Name (s): Joseph and Andrea Nave

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)

Property Address: 5705 Atlantic Avenue, Ventnor, NJ

Zip Code: 08406

Other Residence Address: _____

Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): same as above

Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: 609-865-0670

Cell Phone: _____

Business Address: _____

Best Number to call: _____

Email Address (s): Joseph.nave@sap.com

Tax ID or Social Security Number (For Escrow Account – This must be filled in): _____

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: 10/30/2018

By other Interest in Law (Describe): _____

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): _____

b. Address: _____

c. Phone Number (Include Area Code):

i. Residence: _____

ii. Business: _____

d. Describe any contingency regarding the purchase or lease of the premises:

i. _____

7. Type of Application Applied for (Check all applicable):

Minor Site Plan

Major Site Plan

Minor Subdivision

Major Subdivision

"C" Variance (s)

Use or Density Variance (s) "D"

Other (Explain): _____

Conditional Use Permit

Interpretation

8. 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

Architect: Name: A I Studios Phone: 609-398-4477

Address: 701 West Avenue, Suite 301, Ocean City, NJ 08226

Engineer: Name: Arthur Ponzio Phone: 609-344-8194

Address: 400 North Dover Avenue, Atlantic City, NJ 08401

Preparer of Sketch plot or Site Plan: (if different from above)

Name: _____ Phone: _____

Address: _____

9. If Site plan action is required:

a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information

b. Provide, if applicable, details of finish materials for the building, including and signing or lighting

c. What is present use: _____

d. How will this be changed: _____

e. Include all current and proposed off-street parking

10. **If Variances are required:** SEE ATTACHED NARRATIVE

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): two unit building
- c. Proposed use of Lot (s) and/or Building (s): Subdivision into two separate lots. One containing a two unit condominium and other containing single family home.
- d. Number of Bedrooms:
 - i. Current: 4
 - ii. Proposed: 8
- e. Number of Off-street parking:
 - i. Current: 4
 - ii. Proposed: 6
- f. If "D" or "USE" variance is required, Please explain: The subdivision creates an expansion of the
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.) nonconforming two unit on lot 26.

Variance Type	Zone requirement	Present Condition	Proposed Condition
**SEE ATTACHED PLANS PREPARED BY: Arthur Ponzio Co. & Assocs., Inc. **			

11. Prior Actions: N/A

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: _____
- b. Detail any current and prior permits on the property that could be relevant to the application: _____

12. County Actions: Provide necessary dates and decisions

- a. Site Plan: None
- b. Subdivision: None
- c. Other: None

13. **Landscaping Plan:** In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:

Check here is requesting a waiver. Detail the reason for this waiver

See attached Plan

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

SEE ATTACHED NARRATIVE

15. Signature of Applicant (s):

Brian S. Callaghan

Date: 1/27/2020

Date: _____

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Brian S. Callaghan, being duly sworn according to the 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 27th day of January 2020.

Notary Seal Linda M. Smith

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

JOSEPH AND ANDREA NAVE
105 NORTH LITTLE ROCK AVENUE
Block 100 Lot 26

The Applicant purchased 105 N. Little Rock Avenue in October 2018. The property is 100 feet by approximately 51 feet to the bulkhead. At the present time there exists two units that are condominiums.

There is also a vacant lot that has been labeled Unit "C" on the Condominium documents. It is the Applicants intention to subdivide the property so that proposed lot "A" which contains the two units would be 2550 square feet and the new lot "B" to which has a proposed single-family dwelling above the garage would be 2400 square feet.

The Applicant is seeking a minor subdivision together with a use variance for an expansion of nonconforming two-unit building (no physical expansion but the imaginary lot line reduces the lot size to create the expansion of a nonconforming use variance) together with "C" variances. The single-family lot will also require "C" variance relief due to the topographic conditions (bulkhead location). Attached to Mr. Ponzio Plan is the Zoning Schedule that reflects the various "C" variances that are required for both lots. The Applicant believes that the project can be approved as follows:

1. It is particularly well suited for the area in that the new single-family lot is on an oversized lot complies and with the zoning requirements and will not have any negative impact on the zone plan and/or zoning ordinance and/or character of the neighborhood.
2. The Applicant believe that the new single-family house will create an aesthetic enhancement to the bayfront. Will provide onsite parking and will not have an negative impact on the zone plan and/or zoning ordinance and/or character of the neighborhood.

Date

1/28/2020



Brian J. Callaghan, Esquire

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Sealed copy of property survey that is not older than 2 years
 - a. Any survey older must be updated or a signed statement noting no changes
- V. Copies of professional plans or detailed sketches of proposed plans
- VI. Detailed sketch (s) of current conditions
- VII. Detailed Sketch (s) or plans of proposed plan
- VIII. Statement of Existing and Proposed use of property
- IX. Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check



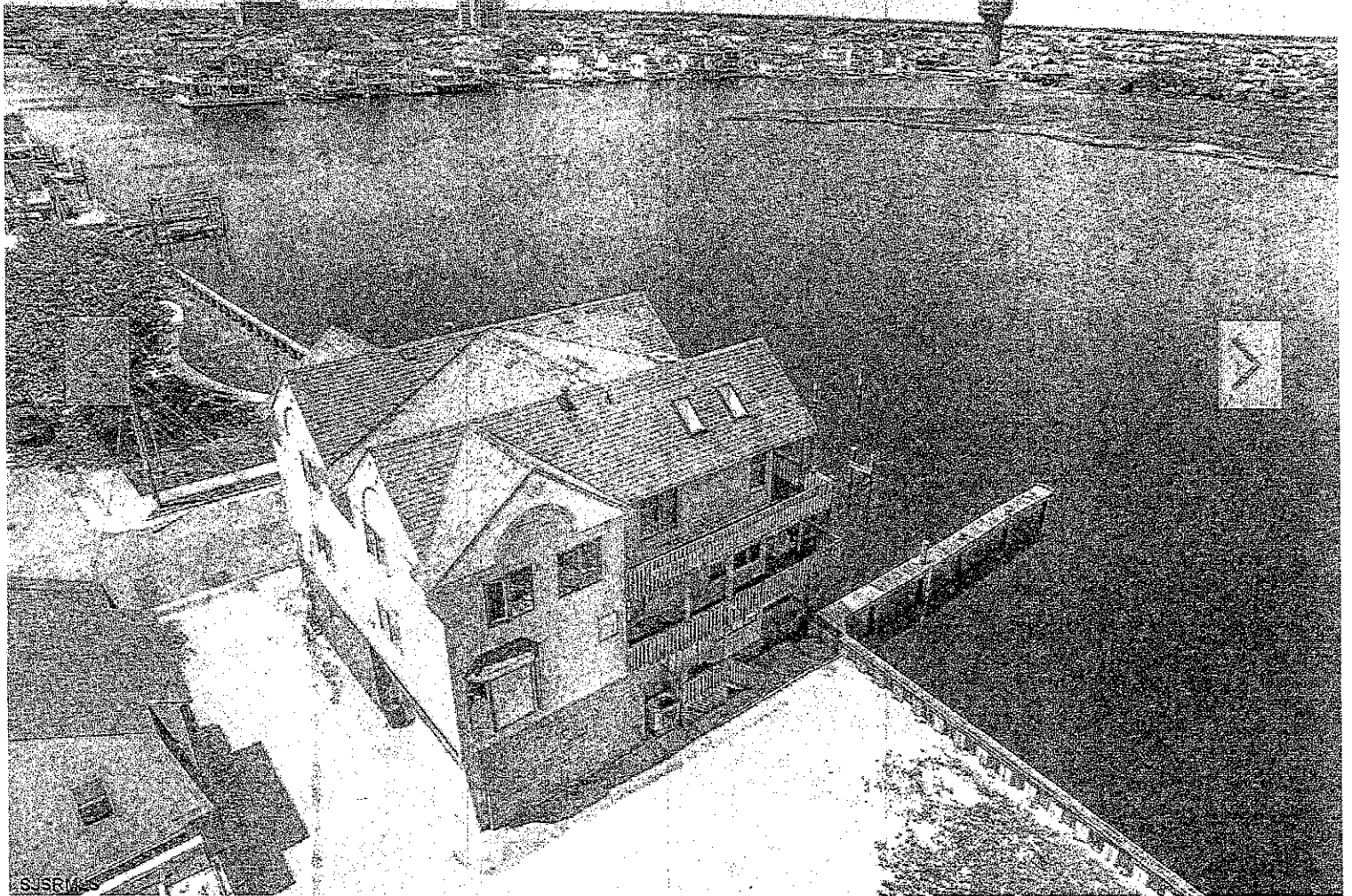
4/12/2019

105 N Little Rock Ave, Ventnor City, NJ 08406 | Zillow

Photos

Save Home

Share



1 of 25

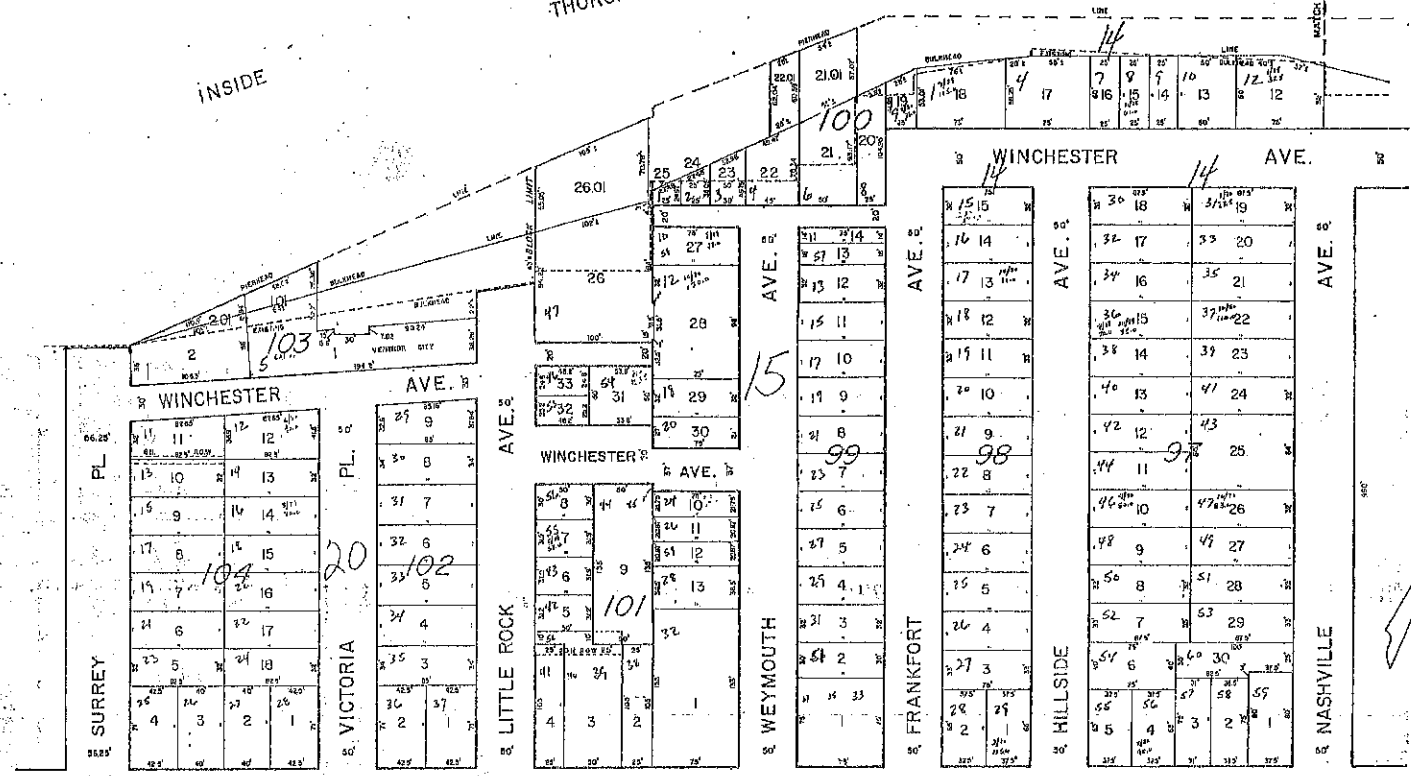
Sold: \$665,000 (6 beds, 6 baths, 4,144 sqft)

THOROFARE

INSIDE

SHEET 19

SHEET 17



SURREY PL

VICTORIA PL

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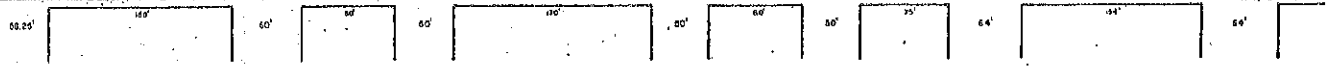
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VENTNOR AVE



1219
 TAX MAP
 OF
 VENTNOR CITY
 ATLANTIC CO., N.C.
 PREPARED BY
 J. THOMAS WOODS JR., R. S. L.S. 6139
 431 CINCINNATI AVE.
 EGG HARBOR CITY, N.J.
 SCALE 1" = 50' 1960

BLK: 100 LOT: 26

CARD 01 OF 01


105-107 N LITTLE ROCK AVE

VENTNOR CITY

NAVE, JOSEPH & ANDREA
5705 ATLANTIC AVE
VENTNOR, NJ 08406

Class: 2 --Curr. Values--
Zone: RR-1 Land: 485,000
Map: 18 Impr: 281,200
VCS: 107B Net: 766,200

--Sales History--
10/30/2018 665,000

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROX)												
Building Class 17 CONVERSN 1 2.5SF2G 3 STORY / COLONIAL Built: 1982 Fndatn: BLK/CONCRT CONC. SLAB 872 Roof: GABLE / ASPH SHNGL ExtFin: WOOD SIDNG Heat: GAS FORCED AIR 4240 Air: ALL COMBIN 4240 IntFin: DRYWALL FlrFin: MIXED Plumb: 3FIX BATH 6	1st Story 1,672 Upper Stories 3,440 Half Stories 0 Attic Area 0 Basement Area 800 BuiltIn Area -872 Sq. Foot Living 4,240	FRONT FEET BAY FRONT ???????????	100 1 5000	Main Bldg Replacement Cost 312,602 CCF:1.30,NetCond:.650,MktAdj:1.00 * .84500 Main Bldg Appraised Value = 264,149 Total Detached Item Value + 17,051 Total Improve Value (rounded) = 281,200 Total Land Value + 485,000 TOTAL NET VALUE: 766,200												
OTHER ITEMS	ATTACHED ITEMS	<table border="1"> <tr><td>A: JS-B</td><td>800sf</td></tr> <tr><td>B: JS-BIG-S</td><td>872sf</td></tr> <tr><td>C: WD-WD</td><td>87sf</td></tr> <tr><td>D: WD-WD-WD</td><td>360sf</td></tr> <tr><td>E: WD-WD</td><td>87sf</td></tr> <tr><td>F: 3SOV-2SOV</td><td>48sf</td></tr> </table>			A: JS-B	800sf	B: JS-BIG-S	872sf	C: WD-WD	87sf	D: WD-WD-WD	360sf	E: WD-WD	87sf	F: 3SOV-2SOV	48sf
A: JS-B	800sf															
B: JS-BIG-S	872sf															
C: WD-WD	87sf															
D: WD-WD-WD	360sf															
E: WD-WD	87sf															
F: 3SOV-2SOV	48sf															
XTRA KITCH 1 FOR SALE 1 ELEVATED BASMT1	MARINA BLKHD 110 DOCK 60 BOAT SLIP 2															
* BEDROOMS 8 BATHROOMS 6 * TOTAL ROOMS 17																
CONDITION																
INT.: GOOD EXT.: GOOD LAYOUT: GOOD INFOBY: EST INTERIOR * For Informational Purposes Only																

NOV. 2017

NOV. 17. 2017

Jan. 27. 2020 2:25PM
 January 27, 2020
 02:38 PM

CITY OF VENTNOR CITY
 Tax Account Detail Inquiry

No. 4848 P. 1
 Page No: 1

BLQ: 100. 26. Tax Year: 2019 to 2020
 Owner Name: NAVE, JOSEPH & ANDREA Property Location: 105-107 N LITTLE ROCK AVE

Original Billed:	5,045.43	5,045.43	4,857.71	4,857.70	19,806.27
Payments:	5,045.43	5,045.43	4,857.71	4,857.70	19,806.27
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2019 Prin Balance
								19,806.27		19,806.27
02/05/19	1	Payment	001		CK	19514	387 CORLOGIC	5,045.43	0.00	14,760.84
		Description: Original Billed CORELOGIC 1ST 2019								
04/29/19	2	Payment	001		CK	19975	403 CORELOGC	5,045.43	0.00	9,715.41
		Description: coreologic								
08/20/19	3	Payment	001		CK	20590	384 CORELOG	4,857.71	0.00	4,857.70
		Description: CORELOGIC								
11/04/19	4	Payment	001		CK	20994	382 CORELOGI	4,857.70	0.00	0.00
		Description: CORELOGIC								

Original Billed:	4,951.57	4,951.57	0.00	0.00	9,903.14
Payments:	1,965.65	0.00	0.00	0.00	1,965.65
Balance:	2,985.92	4,951.57	0.00	0.00	7,937.49

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								9,903.14		9,903.14
11/12/19	1	Payment	001	3730	CK	21021	200 VIT11-12	1,965.65	0.00	7,937.49
		Description: Original Billed LINCOLN - FOR C0001								

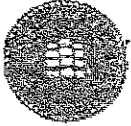
Total Principal Balance for Tax Years in Range: 7,937.49

Miscellaneous Payments for Date Range 01/01/19 to 12/31/20:

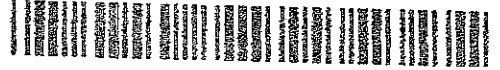
Date	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	Total	
02/11/19	Payment	021	19712	CK	19554	14 VIT02-11	10.00	0.00	10.00	
03/19/19	Payment	021	19743	CK	19760	7 VIT3-19	10.00	0.00	10.00	
04/29/19	Payment	021	34848	CK	19967	101 VIT4-29	10.00	0.00	10.00	
		Description: CALLAGHAN/THOMPSON THOMPSON								
07/22/19	Payment	021	35723	CK	20402	6 VIT07-22	10.00	0.00	10.00	
11/04/19	Payment	019	67582016171	CK	20981	71 VIT11-04	200.00	0.00	200.00	
12/04/19	Payment	021	36423	CK	21155	2 VIT12-04	10.00	0.00	10.00	
12/10/19	Payment	019	0250	CK	21195	24 VIT12-10	200.00	0.00	200.00	

ANTHONY MAROTTA LLC
 FOR: C0002 105 B N LITTLEROCK

450.00



Atlantic County Document Summary Sheet



ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1435748 RECD BY Jannaka
REC FEE \$80.00 CON \$665,000.00
RTF \$5,874.00
RECD 11/13/2018 09:52:21 AM
INST # 2018057811 VOL 14518

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	Return Name and Address Surety Title Company, LLC 1555 Zion Road Northfield, NJ 08225 77853NF-01
---	---

Official Use Only

Submitting Company		Surety Title Company, LLC			
Document Date (mm/dd/yyyy)		10/30/2018			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (if applicable)		\$665,000.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>Last Name First Name Middle Initial Suffix</i> <i>(or Company Name as written)</i>		Address (Optional)	
	Ludwig, Richard L. Ludwig, Joseph R.		11 N. Lexington Avenue Havertown, PA 19083		
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>Last Name First Name Middle Initial Suffix</i> <i>(or Company Name as written)</i>		Address (Optional)	
	Nave, Joseph Nave, Andrea		5705 Atlantic Avenue Ventnor, NJ 08406		
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	City of Ventnor	100	26		105 N. Little Rock Avenue Ventnor, NJ 08406
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

DO NOT REMOVE THIS PAGE

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD, RETAIN THIS PAGE FOR FUTURE REFERENCE.

77853 NF
Record & Return to
Surety Title
1555 Zion Road
Northfield, NJ 08225

Bargain & Sale Deed w/covenant
against Grantor's acts

Prepared by:

Record 1st

Eric S. Goldstein, Esquire

DEED

This DEED is made on October 30, 2018

Between:

GRANTOR: Estate of Richard L. Ludwig by Joseph R. Ludwig, Executor
11 N. Lexington Avenue
Havertown, PA, 19083

And

GRANTEE: Joseph Nave and Andrea Nave, husband and wife
5705 Atlantic Avenue
Ventnor, NJ, 08406

(The words "Grantor" and "Grantee" shall mean and refer to each and all grantors and grantees listed above).

TRANSFER OF OWNERSHIP: grantor(s) hereby grants and conveys (that is, transfers ownership of) to Grantee(s) the property described below.

CONSIDERATION: This transfer of ownership is made for the sum of SIX HUNDRED SIXTY-FIVE THOUSAND [\$665,000.00] DOLLARS. Grantor acknowledges the receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1): The property is located in the City of Ventnor, County of Atlantic, Block: 100, Lot: 26 Account No. _____.

[] No property tax identification number is available on the date of this Deed (check box if applicable)

PROPERTY: The property being conveyed consists of the land and all of the buildings and structures on the land, in the City of Ventnor, County of Atlantic, and State of New Jersey.

LEGAL DESCRIPTION: The legal description of the property is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE

BEING 105 N. Little Rock Avenue, Ventnor, New Jersey, 08406

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 77853NF-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in the City of Ventnor City, Atlantic County, and State of New Jersey bounded and described as follows:

BEGINNING at the intersection of the Northwest line of Winchester Avenue (20.00 feet wide) and the Northeast line of Little Rock Avenue (50.00 feet wide) and extending; thence

(1) North 30 degrees 00 minutes 00 seconds West along the Northeast line of Little Rock Avenue a distance of 149.25 feet crossing a timber bulkhead to the pierhead line of Inside Thorofare; thence

(2) North 36 degrees 47 minutes 04 seconds East parallel along said line a distance of 134.37 feet to an angle point in same; thence

(3) North 38 degrees 40 minutes 55 seconds West parallel along said line a distance of 1.37 feet to a point in the division line of lot 25.01; thence

(4) South 30 degrees 00 minutes 00 seconds East parallel with Little Rock Avenue a distance of 72.67 feet to a point in the North line of Winchester Avenue; thence

(5) North 60 degrees 00 minutes 00 seconds East parallel with Winchester Avenue a distance of 4.00 feet to a point in the Southerly end of Winchester Avenue (20 feet wide); thence

(6) South 30 degrees 00 minutes 00 seconds East in and along said road end and parallel with Little Rock Avenue a distance of 84.00 feet crossing a timber bulkhead to a point at the common corner of lot 28.01; thence

(7) North 60 degrees 00 minutes 00 seconds East parallel with Winchester Avenue a distance of 1.00 foot to a point in the Southerly end of Winchester Avenue (20 feet wide); thence

(8) South 30 degrees 00 minutes 00 seconds East and parallel with Little Rock Avenue a distance of 31.50 feet to a point in the aforesaid Northwest line of Winchester Avenue; thence

(9) South 60 degrees 00 minutes 00 seconds East in and along same a distance of 100.00 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

BEING premises No. 105 N. Little Rock Avenue .

BEING Block: 100, Lot: 26

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Commitment for Title Insurance

Adopted 08-01-2016 Technical Corrections 04-02-2018

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 7/1/18

BEING the same land and premises in which a fee simple interest became vested in Richard Ludwig, by deed from Adelaide Gatty, a widow, dated 11/7/1963, recorded 11/12/1963, in the Atlantic County Clerk's Office in Deed Book 2192, Page 430, Instrument No. 4972.

Subsequently, the said Richard Ludwig, a/k/a Richard L. Ludwig, died March 3, 2008, in Pennsylvania, and an exemplified copy was filed in the Atlantic County Surrogate's Office Docket No. 123476 on 9/27/2018, wherein he appointed his son, Joseph R. Ludwig, Executor, and devised the rest of his estate to his Trustee, Joseph R. Ludwig, under Indenture of Trust, dated 9/18/1996, and entitled "The Richard L. Ludwig Revocable Trust".

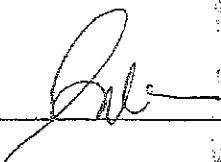
Subject to restrictions of record.

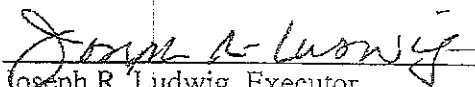
PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

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

Witness:

Estate of Richard L. Ludwig by Joseph R. Ludwig, Executor

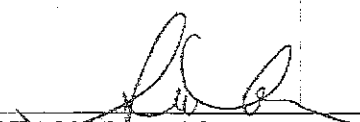



Joseph R. Ludwig, Executor

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:

I CERTIFY that on October 30, 2018 Joseph R. Ludwig, Executor of the Estate of Richard L. Ludwig personally came before me and stated to my satisfaction that he:

- a) was the maker of the attached deed;
- b) executed this deed as his voluntary act as Executor of the Estate of Richard L. Ludwig;
- c) made this Deed for \$665,000.00 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).



NOTARY PUBLIC

RECORD AND RETURN TO:

:
:
:

Susan L. Hacker
A Notary Public of New Jersey
My Commission expires 6/23/2023
ID#82122



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
(12-15)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
Estate of Richard L. Ludwig by Joseph R. Ludwig, Executor

Current Street Address:

11 Lexington Avenue

City, Town, Post Office Box State Zip Code

Havertown PA 19083

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
100	26	

Street Address:

105 N. Little Rock Avenue

City, Town, Post Office Box State Zip Code

City of Ventnor, NJ 08406

Seller's Percentage of Ownership	Total Consideration	Owners Share of Consideration	Closing Date
100%	\$665,000.00	665,000.00	10/30/2018

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 sellers(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10-30-18 Date Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact. Joseph R. Ludwig, Executor

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

(Please cut along dotted line)