

Durable Power of Attorney

Prepared by Heymann & Fletcher Attorneys at Law


This Power of Attorney is made on this, the 21st day of JULY, 2022, by and between the Principal, **Mobashir Karamat** and **OffCamber Auto-Sport LLC** as owner, individually referred to as "I" or "my", and the Agent, **Ronald Pagano**, referred to as "You".

Grant of Authority: I appoint You to act as my Agent (called an attorney in fact) to do each and every act which I could personally do for the following uses and purposes: **specifically**, appearing before the Borough of Rockaway Board of Adjustment as it relates to Heritage Woodland, LLC and Block 84, Lots 22, 22.1, 22.02, 22.03, and 22.04; and hereby giving and granting to my said attorney full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises, as fully to all intents and purposes as I might or could do if I were personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney may do pursuant to this power.

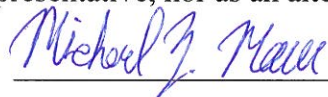
Said Power of Attorney shall immediately terminate upon the conclusion of said appearance before the Borough of Rockaway Board of Adjustment as it relates to Heritage Woodland, LLC and Block 84, Lots 22, 22.1, 22.02, 22.03, and 22.04

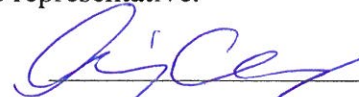
Signatures: By signing below, I acknowledge that I have received a copy of this Power of Attorney and that I understand its terms.

Date: 7/21/22


By: **Mobashir Karamat**

Witnesses: I declare that the person who signed this document or asked another to sign this document on his or her behalf, did so in my presence, that he or she is personally known to me, and that he or she appears to be of sound mind and free of duress or undue influence. I am 18 years of age or older and am not designated by this or any other document as the person's health care representative, nor as an alternate health care representative.

Signature: 

Signature: 

Print Name: Michael Z. Mann

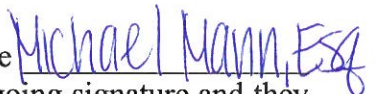

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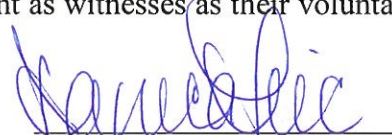
City & State: Randolph, NJ

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STATE OF NEW JERSEY)
COUNTY OF MORRIS)

I certify that on this the 21st day of JULY, 2022 **Mobashir Karamat** personally came before me and this person acknowledged under oath, to my satisfaction, that this person: (a) is named in and personally signed the foregoing instrument; (b) is of sound mind and free of duress or undue influence, and (c) signed the same as his or her voluntary act and deed for the uses and purposes therein expressed.

I Further Certify that at the same time there appeared before me  and  whose names appear as witness to the foregoing signature and they acknowledged under oath, to my satisfaction, that they saw the making of said signature, that the signing was voluntary, that the person so signing was of sound mind and free of duress or undue influence, and that they signed the foregoing instrument as witnesses as their voluntary act and deed.



Notary Public of the State of New Jersey

DANICA D. ILIC
No. 2443774
A Notary Public of New Jersey
My Commission Expires March 17, 2024