

Matthew P. Terrace  
TERRACE, PICONE LEE REALTORS  
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Appendix 1  
CURRICULUM VITAE

EMPLOYMENT

- 1961 – 1965: United States Navy
- 1965 (6 mos.): Eli Titelbaum Real Estate, Waldwick, NJ. Sales Associate
- 1966 – 1968: Howell & Waldron Real Estate, Ridgewood, NJ. Sales Associate
- 1969 – 1970: Robert Gunster Real Estate, Glen Rock, NJ, Sales Associate
- 1970 to 1983: Terrace Realty Inc. (23 Offices) throughout NJ. & NY. Broker/Sales;  
Company purchased by Schlott Realty
- 1983 (7 mos.): Richard Schlott Realty. Broker/Manager/Sales Associate.
- 1984 – 1985: Picone Realty, Fort Lee, NJ. Broker
- 1985 – Present: Terrace-Picone- Lee Realtors, Fort Lee, NJ. Broker Sales Associate/Realtor

LICENSURE/CERTIFICATIONS/DESIGNATIONS

- New Jersey Real Estate Sale Associate License, 1965  
New Jersey Real Estate Broker's License, 1969  
Certified Professional Standards Procedures Instructor (NAR) 1988  
Accredited Buyer Representative (ABR) Designation 2005  
a) Elective course requirement – E (electronic) - Buyer.  
N.J. Notary Public and Member of National Notary Association

PROFESSIONAL ASSOCIATION AND BOARD MEMBERSHIP AND CERTIFICATIONS

National:

National Association of Realtors (NAR)

Real Estate Buyer's Agent Council (REBAC)

State:

New Jersey Association of Realtors (NJAR)

Professional Standards Committee: 1987, 1988, 1989, 1990 through 2006, 2009, 2014

Vice Chairman, Professional Standards Committee: 1989, 1995

Chairman, Professional Standards Committee: 1990, 1996

Division Officer, Public Relations & Communications: 1991

Legal Affairs Committee, NJAR: 1999, 2000, 2001, 2009, 2010

Risk Management License Law Committee, 2011, 2012, 2014

First District Vice President

-Coordinate Presidents of Eight Realtor Boards (Counties of Hudson, Bergen and Passaic):  
1991 through 1997

Executive Committee: 1991, 1992, 1996, 1997

American Arbitration Association Certificate for Realtor Mediator: 1993

Certified Professional Standards Procedures Instructor: (NAR) Certified 1988

Northwest Bergen Board of Realtors

Board of Directors: 1975, 1976

Multiple Listing Service Committee: 1967, 1968

Pascack Valley Board of Realtors

Vice President and associate of Board

1969 to 1974

Rockland County Board of Realtors (New York State)

1977 to 1980

Eastern Bergen County Board of Realtors (current member)

Multiple Listing Service Committee: [J.M.A.C.] 1988, 1989, 1990, 1992, 1997

Chairman, Multiple Listing Service Committee: 1991

Finance Committee: 1988, 1989, 1990, 1991

Chairman, Nominating Committee: 1991, 2005, 2006. Member 2000, 2002, 2004, 2011

Membership Committee: 1988, 1989, 1990, 1991

Chairman, Grievance Committee: 1986, 1987, 1988

Chairman, Professional Standards Committee: 1989, Vice Chair 1999

Mediator, Professional Standards Committee: 1991 through 1998, 2000 through 2014

P.S. Committee Member: 1986 through 1989, 1991 through 1998, 2000 through 2014

Risk Management and License Law Committee Member: 2008, 2010, 2011, 2012

Second Vice President: 1988

First Vice President: 1989

Board President: 1990

Past President Director: 1992, 1993

Director: 1994, 1995, 1996  
Chairman, Issues Mobilization Political Action Committee: 1994  
N.J. Multiple Listings System By-Laws Committee: 1998  
Realtor Political Action Committee: 1990, (RPAC) life member.

(Active Realtor member of the Eastern Bergen County Board of Realtors and the New Jersey Multiple Listing System and New Jersey Association of Realtors and National Association of Realtors. Currently list and sell properties to this day).

### Seminars

(At the request of New Jersey Association of Realtors and Other Groups and Associations)

“Realtor Procedures and Responsibilities to the Public, and Fellow Realtors in conducting business as a Realtor.” Laws of Agency, Code of Ethics and reducing Broker liability and law suits.

Oranges and Maplewood Board of Realtors  
Greater Eastern Union Board of Realtors  
Meadowlands Board of Realtors  
Monmouth County Board of Realtors  
Middlesex County Board of Realtors  
Eastern Bergen County Board of Realtors  
Morris County Board of Realtors  
Hudson County Board of Realtors (Liberty Board of Realtors)  
Passaic County Board of Realtors  
Warren County Board of Realtors  
Eastern Regional Century 21 Council

Professional Standards Seminar at State Convention for Members Only

Responsibilities of a Realtor to the NAR “Code of Ethics”: 1988, 1989, 1990, 1991

Professional Standards Seminars

Was given two or three times each year as requested (past Chairman) and is a long standing current member of the Professional Standards Committee and a committee member (and twice chairman) of the State Association till 2009. Member of States Legal Affairs Committee 2010

Instructing on Ethics and Arbitration Procedures and roll playing hypothetical cases for possible Ethics Infractions and Arbitration Awards: 1987 to Present.

In 2004 conducted three round table sessions on “reducing liability and lawsuits for Realtors”

State and Local Mediator and trainer upon request.

New Jersey Association of Realtors: 1987 to present

Arbitrator:

1993: Commission Dispute, Citizens 1<sup>st</sup> National Bank and the Listing Brokerage.

2007: Commission Dispute Between two agents from Prominent Properties, Inc

Ethics

5/2007: Ethics hearing – Passaic County Board of Realtors – Counsel to defendant.

In the case of Preakness Realty v. ERA A. J. Cali Real Estate

New Jersey Association of Realtors (NJAR)

Presided as Chairman and Member of the State Association (NJAR) for Hearings and Appeals on Arbitration and Ethics Cases.

Instructor

New Jersey Real Estate License Instructor: 1980 -1983 & 1989-1993

Expert Witness/Consultant: Retained by Plaintiff-(P) or Defendant-(D)

Starr v. Murphy B.H&G. and Liberty 100, started in 1994, settled 1996

Parker v. Riot, settled 1997

The Fishery Condo Assoc. v. Thomas Enterprises/Prud. Zak, settled 1996

Jones v. Pina and Hubler Realty, settled 1998 – Manning, Esq.

Morgan v. Crane & Abbott & Caserta Real Estate, settled 1998

Maitland v. C.B. Schlott and Prudential, settled 1999

Flohs v. Weichert Realtors & Key Agency Real Estate, settled 1999

Lim v. Ponsi/C21 Performance Realty, settled 1999

David v. ReMax of Flemington, Calvert, and Coldwell Banker, settled 2000

Clendaniel v. ReMax Leading Edge Realty/Weichert Realtors, settled 2000

Dixon v. Lattimer Realty, settled 2000

Condemi v. Prudential Merendino Realty, (P) settled 2000

Alessandrini v. Sunrise Communities, II, Inc., settled 2001

Bogdanos v. Coldwell Banker, Losquados, settled 2002

Renaissance Properties v. Loewenthal, ReMax 1<sup>st</sup> Realty, settled 2001

Gibbs v. Guzman Realty & Alarcon Esq.

Murlea, Inc./Silk v. B.W. Investment Group/Wolf Brothers Steel-settled

Riccelli v. Lattimer,

Stolarz v. 1-Housmaster, C-21 J.J. Laufer, Jacobson Realty-settled

Jean-Phillippe v. C-21 Turi/Diaz, settled 2002

Valentine v. Burgdorff Realty, settled 2003

Cantena v. Atlantic Bank of New York, settled 2003

Mobilio/Mann v. Weichert Realtors, settled 2004-on appeal – 8-16-06 notified

Peragine v. Petro Heating, settled 2003  
Torres v. Harrison, Costanza & Providence R.E. d/b/a Century 21 Costanza & Providence R.E. Agency, Inc. and Central Title Agency, settled 2004  
Parcels v. Masterson v. Coldwell Banker, Caldwell, Citran & Associates, Judy Hirshburg and Lynne Mortimer-settled 04  
\*\*Olving v. Smith-settled 2-04 Wm E. Meyer, Esq. (Filed to Court to collect Fees. Fees collected)  
Leventhal v. Geller & Weichert Realtors, settled 2005  
Johnson v. Edward J. Naughton, Esq. & J. Dacosta, Home Port Agency-Hartman, ESQ  
Patel v. Roy Scott, ReMax Village Square and ReMax of NJ- M. Slowinski, Esq.-settled  
Hall v. Nilson Realty – D. Katich, Esq. – settled 10/05  
Basso v. Coldwell Banker and Weichert Realtors. Francis Riley ESQ settled 5/05  
Perez v. Biazzo/Weichert/Beckley/Prudential/Hurley – C. Riley, Esq.-settled 11/05  
Love v. Luca, et al (Attny-Cuneo) – Settled 12-21-05  
Ramundo v. Hall R.E. (Attorney - J. Passantino for D)- settled 3-06  
Barrett v. Century 21 Worden & Green – Montano, ESQ. settled 9-05  
Stromko v. ReMax Tri County, Harris, ESQ.  
Tkatschenko v. Tull Realty – Zonies, ESQ.  
Clancy v. Weidel Realty, Suzanne Weingart – Rzemieniemiński, ESQ.  
Asmad v. Costa, ReMax Fortune and Prudential Elia. –Mayerovic, Esq. settled 6/06  
Crist v. ReMax, Inc., Deardorff Realty, Inc.- Killino, ESQ. State of Pa. settled 10-07  
Matthew Calder v. Travelers, Burgdorf Realtors-ERA – Feldman, ESQ-settled-8/06.  
Vessilo v. Regenye v. Weichert Realtors. - Anthony Malanga, ESQ.  
Caine v. Corrado & RKM Inspection Services. - Edward M. Colligan, ESQ. Settled  
Robinson v. Coldwell Banker, Bonnie Baird, et al. – F.Riley, Esq.-settled  
Rhoades/Malone v. Duffield Realty – Edward Ramsay – Charles Riley, Esq.  
Ross v. The Estate of Jerome M. Torsney – Brian Convery Esq. settled 9-06  
Wilson v. Campbell Barber R. E. – Ian Sirota, Esq. settled 10-7-05  
Curbelo v. Hedges – Remax 1<sup>st</sup> Choice – C. Riley, esq. settled 1-07  
Tribble v. Mytelka-Coldwell Banker – M. Conlan, Esq.-settled  
Krupinski v. Weichert – Coldwell Banker – Ab-con Termite – A.Oakley, ESQ.-settled  
Szaplaj v. ReMax Llewellyn Realtors and Enriquer Salerno – K. Harris ESQ.-06  
Gendron v. Northwest District Board of Trustees of the NJ Methodist Church, C 21 and Weidel Realty – Stephen Gertler, ESQ.-06.  
Chase Manhattan Bank v. M. Hutnick & M. Hutnick v. Edward McDonough – Ryan Realty – Jack Maloof, ESQ. -06 – settled 1/06  
Morris – Mack Morris Realty v. J. & A. International Corporation – Douglas Katich, ESQ. 1-06  
Cohen v. Steggle, Liberty Realty, Castle Point Realty – Handwerker, Esq- 2-06  
Estate of Liptak v. Weichert Realtors- Ronald M. Fraioli, Esq.- 3-06.-settled 2007  
Calella vs. Burgdorff – Coldwell Banker – Heather Korsgaard, Esq. 3-06, settled 4/07  
Steinbauer vs. ReMax- Robert B. Nussbaum, Esq. 3-06-settled 9-06  
Clayton & Clayton R.E. vs. 431 Corp – t/a B & K Real Estate – E.F. Liston, JR. Esq. 3/06 settled-9/06  
Schaffer vs. Mary Allan Realty – K. Oates-Nies – 4-06-(D) settled -8-18-06  
Jackson vs. Rosenberg/Fox & Lazo – Clifford L. Van Syoc, Esq.(P)-9/06 settled 10/08  
Moffa v. Joe Connell Realty – (D) James Passantino, Esq. 10-06. settled  
Daly's Sportsmen Bar v. Sandone Realty- Dennis Crawford, Esq 10-06-no longer being pursued by attorney 5-17-07  
Stern v. Pulte Homes – Robert Nussbaum, Esq. 12/06  
New Jersey Equities v. Dollar Store & Coldwell Banker-T.McKeown, Esq. 1/07-settled 3/09

Maria Stoecker v. Unicasa Frontier-Echevarria, et al. – K. Rosellini, Esq. 2-07  
Mita v. Monihan Realty, Inc. –Gil Brooks & C. Leheny, Esq. (P) -2-07-settled-6-08  
Orlando v. ReMax, McColgan – C. Riley, Esq. (P) 3-07 settled  
Perozzi v. C-21 Alliance Realty – N. Seigel, Esq. (D) -4-07 settled 1/08  
Wei v. Lee/ReMax Fortune – C. Ballas, Esq. (P) 4-07 – settles 9-08  
Van Loon v. Weichert Realtors v. Fishman – Wm. O’Connor, Jr. (D) – 5-07 – Settled 10/08  
Premiums & Specialties v. CB Richard Ellis commercial RE- (P) Matt Wait, ESQ.  
Tortorelli v. Weichert Realtors/J. Tapper (D) –Barry J. Wendt, Esq. 6/2007-arbitration found Weichert not liable. 7-25-07 settled (consultant)  
Fermaglich v. Lojeta, et al. (P) Keith Harris, Esq. 8/07  
Be Berry vs. Strong Tower & C-21 Main Street Realty, Inc. (P)-D. De Berry, Esq.9-07  
Thonet v. Weichert Realtors, et al. – Christopher Hager, Esq. (P) 10-07 settled – 3/10  
Neighbour v. Coldwell Banker &Weichert Realtors, Lori Patrick, Esq.(P) 10/07 – Settled - 2/2010  
Lasso v. Santos Construction – Christopher Bally, Esq. (D) 10-07  
Hollowbrook Homes v. Weichert Realtors – Mark Clemente, Esq. (P) 10-07 settled 11-08  
Goag v. Weichert Realtors – Barry J. Wendt, Esq. (D) 10-07 settled 1/09  
Hoffman & Colona v. CB Elite Rltrs, et al –Nicholas J. Gambino, Esq. (P) 12/07.  
Nathan Greenberger Assoc. v. Walter S. Gundel – Michael L Lubin, Esq. (D) 12/07.-settled 7/2008  
Gina Louie v CB & Gloria Nilson GMAC R.E. - Vincent P. Manning, Esq. (P) 12/07.  
Michell v. Tremont Realty, Inc. – Steven Passarella, Esq. (P) 12/07.  
Smagacz v. Bill Abele Realty & Schneider R.E.-(P) John Trimble,Esq. 12/07  
Broad v. ReMax at Barnegat Bay, LLC – (D) Timothy Galanaugh, Esq. 2/08 Settled 4/08  
Charles Koory, et al v. Jurgen Eichler and Weichert Realtors (P) Thomas Russomano, Esq. 3/08 settled 07-09  
Castelli v. Canter, et als (P) Leonard A Weitzman, Esq. L.L.C. 4/08  
Sampson v. SA&M Realty- D/B/A Prominent Properties – Anthony L. Russo,Esq.(D)  
Capstone Enterprises Group L.L.C. v. Crescent Heights of America Inc. settled 7/08  
Ocean View Atlantic Developers, LLC. v. Philip Witkowski & Zitomer Realty/ Mitchell Zitomer-9/08  
Nazzaro Realty v. DeLuccia – Merrill M. O’Brien, Esq. (D) 9-08 – settled 3/09  
Estate of John Kapral,Sr. v. Julio Caro – Liberty Realty – Edward D’Alessandro, Esq. (P) -11-08 – settled 12/18/2009  
Bertrand v. Coldwell Banker & Prudential Fox & Roach –Carlo Scaramella,Esq. (P) -12/08 settled 2-17-2010  
DelGiudice v. Ayala – Maurice Giro, Esq. (D) 1/09  
Labati v. Regen – Francis J Sweeny, Esq. (P) 2/09  
Pat McKenna Realtors, et al. v. Bellini, et al. – Anne E. Walters, Esq. (D) – 3/09  
Perello vs. Christopher vs, Sayeg Esq. vs, Stefanoni - Gregg S. Kahn, ESQ. (D) – 5/09 settled 10/09  
Plesh v. Ombalski/Weichert – William P. Isele, Esq. (P) 6/09  
Donisi v. Mullen, Mark Duke & Duke Realtors - Victor Amada,Esq. (P) -7/09  
B & D Kuzmicz Constr., LLC v. Exit Uptown Realty – George Karousatos, Esq. (D) 7/09  
Framo v. Wagner & CB – George Karousatos, Esq. (D) 7/09 – settled 10/09  
Jean-Paul v. Del Forno Real Estate – Irwin L. Facher, Esq. (D) 7/9  
Millina & Needle v. Coldwell Banker & NRT, Inc. - Bobby Kasolas, Esq. (P) 11/09  
MJR v. Mansour v. Weichert & ERA Compass – (P) – 3/2/10 settled  
Sussman Investments LLC v. Elzey – Darren Barreiro, Esq. (D) 3-3-10  
Frasseti, Lynne & Gabriel v. Mack-Morris Beth Thomas-Edwards, Inc. Realtors and Suzanne Maltese, et al. – Keith Harris, Esq. (D) 4/22/10 - settled

Sharp v. Lisa James Otto Agency Agency, Kurfiss Sothebys Intern'tl Realty – James Monahan, Esq. 5/10 settled 9/10.

\*Santiago v. Watchung Hills Realty Group, LLC. – Kenneth L. Moskowitz, Esq. 5/10

Lee-Kim v. Lefrak Organization – Steven Firkser, Esq. (D) 8/10

Valendo v. Zimmerman and Soos et. als. – Jeffrey L. Weinstein, Esq. (P) 11/10-settled

\*Ramadan vs. Santos vs. Coldwell Banker – Gerard (Rod) Brennan, Esq. (D/P) 11/10

O'Hara vs. Sussex South Associates – Stephen J. McGee, Esq. 11/10

Neumann vs. Morrison/Weichert – Scott Wilhelm, Esq. 11/10 - settled

Rosefilda House, LLC v. Santana – Weichert Rltrs, Promise Land Realty – Jay Pasternack, Esq. (P) 3/11 - settled

Quincy Mutual Insurance v. Gomes-Exit Exclusive Realty – Maurice Jefferson, Esq. (P)– Settled 12/12

Vinas & Falchi vs. Cupoli, DiOrioi Properties, Burgdorff Realtors ERA, Coldwell Banker Residential Brokerage – Emanuel S. Fish, Esq. (P) 4/11 - settled

The Marketing Directors, Inc. vs. Vector Urban Renewal Associates L.L.P. American Arbitration Case # 18 115 Y 01895 James C. McCann Esq. (D) 4/11

Burns vs. Ivins, Chuck Riley, Esq. (P) 6/11 - settled

Cottontail Holdings LLC vs. Cushman and Wakefield of NJ – Mark Geisler, Esq. 7/11 - settled

Brooks v. Glenn Finkel, et al. – Ronald J. Wronko, Esq. (P) 7/27/11

Mehmel v. Molinari and Weichert Realtors, John H. Suminski, Esq. 8/11 - settled

Elizabeth Arden/Manna vs. Elite Storage and Eden Wood Realty Corp. – Robert C. Sheps, Esq. and Bruce Seidman, Esq 9/11 - SETTLED

O'Hara v. Sussex South Assoc. & ERA Best Choice Realtors and John Nuss – Stephen J. McGee, Esq. (P) 10/11 - SETTLED

Ciepiela vs. ReMax Home Connection – Matthew Richter, Esq. 10/11

Flores v. A.E. Properties – Derek Reed, Esq. 10/11

Everbank v. Alzubi - Erik Anderson, Esq – (Third party Plaintiff)/ 11/11;

Dr. Giuffrida v. Studio LLC, NT Callawy Real Estate Brokers LLC. Christopher Hopkins, Esq. (P) 1/12

Sitar v. Careri v. Intercontinental Capital Grp. Inc. & ReMax Real Estate LTD - E. Allen MacDuffie, Jr. Esq. (P&D) 1/12

Ciolino v. Brounell & Kramer Realtors, et al. – Serena Cesani, Esq. 2-12 settled

Lombardi v. Prudential Fox and Roach Realtors – Andrew J. Luca, Esq. 3/12 – settled.

Aziz v. ReMax First Choice Realtors – Thomas F. Gallagher, Esq. 4/12

Chona vs, Weichert Realtors & Keller Williams . – Kevin John Mitchell, Esq. 5/12

Hodges vs. New Beginnings Realty – George Karousatos, Esq. 6/12-settled 3/13

Mary Cosby v. Fairfield Residential, et al. – Francis J. O'Neill Jr. Esq. 7/12 - Settled -7/13

McCarthy v. Prudential Fox and Roach Realtors – Richard M. Darnall, Esq. 9/12

Lopes v. Panmark Realty and Gomes, Esq. – John Paul Casale, Esq. 1/13

Hilton v. ReMax Estates Realty & Bowen Realty, LLC – Erik Shanni, Esq. 3/13

Cox v. Ferreira, et al., Elite Realtors of New Jersey – Michael Luciano, Esq., 4-1-13, Settled 9/13

Capista v. Barbella and Eskanzi – James P. Grimley, Esq. + counter claim 6/13

Palone v. Bernaz, et al. Vincent Jesuele, Esq. 6-13

Evelyn Miraglia –Third Party Plaintiff vs. Chris Henderson & Joseph Vallese – Third Party Defendants 6-21-13 settled 9/13.

Vasquez vs. Coldwell Banker et al – Joseph E. Collini, Esq. Settled/3/14(P) 11/13

Nalbantian v. Detwiller – Mark Faro, Esq. – (P) 11/13

Malek & Florit vs. Cynthia Mary Rice – Paul O'Reilly, Esq – (P) 12/13, Settled – 5/14

Fior vs. Connolly, et al – Albert J Rescinio, Esq. – (P) 1/14

Palone vs. Travelers, Weichert Realtors/Ackerman – (P) 1-14

Merrigan vs. Better Homes Realty – Jose D. Roman, Esq. – (D) 3-14  
FDF Transport, BGB Transport vs Fiore Holding, Blau & Berg Company – Brian Rader, Esq. (P) – 9/14

Matthew P. Terrace Real Estate Expert Services, L. L. C.