Application for

Long Term Tax Exemption

Overview of application contents:

- Section I - General instructions regarding the completion of the application
- Section II - Identification of the applicant
- Section III - Detailed description of the Project
- Section IV - Type of exemption and term requested
- Representations and certifications required by statute
- Signature by the applicant
- Exhibits

I. Instructions:

Please complete this application in its entirety and attach all required supporting documentation. Incomplete applications will be returned and may significantly delay the tax exemption authorization process or cause the application to be denied.

Important notes:

1) Certain documents required in this application must be prepared by qualified professionals other than the applicant. In particular, survey documents must be signed and sealed by a licensed surveyor, site plan documents must be signed and sealed by a professional engineer and detailed cost estimates must be certified by a licensed engineer or architect.

2) Under New Jersey law, applicants for long-term exemption must be organized as an Urban Renewal Entity as certified by the New Jersey Department of Community Affairs.

3) The application must be accompanied by a proposed form of financial agreement. Please ensure that the financial agreement attached to this application is appropriate to the type of project for which you are seeking an exemption.

Completed applications, including the application fee, should be submitted to:

Carl Hokanson, Mayor
Borough of Roselle Park
Municipal Building
110 East Westfield Avenue
Roselle Park, New Jersey 07204

If you have any questions regarding the application or the tax exemption process, please contact:

Joseph P. Baumann, Jr., Esq.
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue, 2nd Floor
Roseland, NJ 07068
(973) 622-5259
jbaumann@msbnj.com

II. Developer Identification:

A. Name of Applicant:

Meridia on Westfield Urban Renewal, Roselle Park, LLC

B. Principal Address:

201 South Wood Ave, Linden, NJ 07036

C. Type of Entity (check one)

___Corporation _X__LLC ___LLP ___Partnership ___Other (please specify)

D. Contact Information

1.) Name of Primary Contact: George M. Capodagli or Sean R. McGowan, Esq.

2.) Contact Numbers:

a. Phone: 973-694-3000 ext. 17

b. Fax: 973-947-2214

c. Email: sean@capodagli.com

E. Name and Address of Statutory Agent:
Please list the name and address of the entity upon whom a legal process can be served:

Meridia on Westfield Urban Renewal, Roselle Park, LLC
Attn: George Capodagli
201 S. Wood Avenue
Linden, NJ 07036

F. Federal Tax Identification Number:

47-5074540

G. Disclosure of Ownership:

New Jersey law (*N.J.S.A.* 52:25-24.2) requires that all corporations and partnerships seeking a public contract submit a list of the names and addresses of all principals who own more than 10% of any class of stock, or 10% or more of the total stock (if a corporation), or 10% or more of the partnership. In addition, if the Developer has, as one or more of its owners, a corporation or partnership, the ownership of those entities must be similarly disclosed, and that process shall continue down the entire chain of ownership until the names and addresses of every unincorporated stockholder and/or individual partner is disclosed.

Please provide the necessary information utilizing the form provided with Exhibit 1 of this application.

Please see the attached.

H. Certificates of Incorporation and Approval:

Please provide a copy of the approved certificate of incorporation or formation by the State of New Jersey for the entity applying for the exemption. Attach the certificate as Exhibit 2.

Also include a copy of the certificate of approval of the urban renewal entity issued by the State of New Jersey Department of Community Affairs. Attach that certificate as Exhibit 3. (The only projects exempt from this requirement are low and moderate income housing projects located outside a designated redevelopment area.)

Please see the attached.

I. Authorization to Submit Application:

Please provide a certified copy, bearing the seal of the urban renewal entity, of a company resolution authorizing submission of the application in the form provided as Exhibit 4 of this application.

Please see the attached Resolution of Meridia on Westfield Urban Renewal, Roselle Park, LLC

III. Project Description:

A. Applicant's Ownership Interest in the Project:

_X___Conventional (Fee Simple) ___Condominium

B. Project Type (Please check all that apply):

_X_Residential; _X_Retail; ___Office; ___ Manufacturing; ___ Distribution Facility; ___Hotel;

Other (Specify): _____

If the project involves more than one type of usage, indicate the percentage that each usage bears to the overall project measured using square feet of gross area:

_96_% Residential; _4_% Retail; ___% Office; ___% Manufacturing; ___% Distribution Facility;

___% Hotel; ___% Other (specify here _____)

C. Marketing Expectation:

___For Sale _X_For Lease ____Both

D. Project Location:

1. Provide all street addresses by which the project site is currently known:

Address #1: 220 Westfield Ave West, Roselle Park, NJ

Address #2: 230 Westfield Ave West, Roselle Park, NJ

Address #3: 240 Westfield Ave West, Roselle Park, NJ

Address #4: 248 Westfield Ave West, Roselle Park, NJ

Address #5: 250 Westfield Ave West, Roselle Park, NJ

Use additional sheets if necessary

2. Provide all tax lots that comprise the project site. Designate lots as they appear on the official maps of the Tax Assessor as of the date of this application (i.e. prior to any subdivision associated with the project):

Block 314 Lots: 8, 9, 10, 11 and 12

3. Metes and Bounds Description:

Please attach the metes and bounds description of the project site as Exhibit 5 of this application.

Please see the attached.

4. Survey:

Please attach survey of the project site as Exhibit 6 of this application. If a survey has not yet been completed, a plotting on the official tax map may be provided at this time. A certified survey will be required prior to execution of any financial agreement.

Please see the attached.

E. Deed or Lease Agreement:

Please attach a copy of the deed or lease agreement for the property as Exhibit 7 confirming that the project is under the control of the applicant.

Please see the attached copies of the deeds into Meridia on Westfield, Roselle Park, LLC. The applicant in in the process of having the lots consolidated and titled in the name Meridia on Westfield Urban Renewal, Roselle Park, LLC. The consolidated deed will contain all deed restrictions necessary for the redevelopment area.

F. Purpose of Project:

Please check all that apply:

1. This project is located within an officially designated "area in need of redevelopment."
   _X_ Yes ____ No

2. This project is located within an Urban Enterprise Zone.
   ____ Yes _X_ No

3. This Project is intended to provide housing to low and/or moderate income households:
   ___Yes _X_No

   Please indicate the number of units of each type listed below, as appropriate.

   Number of units for low income households _0_____
   Number of units for moderate income households __0_____
   Number of market rate units __212____
   Total number of residential units __213 (one unit is for management)_____

4. This Project is intended to provide housing to households relocated as a result of a redevelopment project: ____Yes _X__No

5. This Project is intended as a means to implement the objectives set forth in an adopted Redevelopment Plan: _X_Yes ___No

6. If the answer to questions 3 through 5 of this section was "No", please indicate the purpose of the Project:

Purpose: Provide new housing to middle market residents and provide a new source of income to the Borough of Roselle Park and the businesses located in the town.

H. Narrative Description of Project:

Provide a brief narrative description of the project, including the height and bulk of proposed improvements, type of construction materials to be used and expected square foot area of each proposed use. Indicate the number and type of each unit to be constructed as part of the project and whether the project will be restricted to any group or groups on the basis of age or income. Include maps, renderings, floor plans and other graphic materials if available. Attach this description as Exhibit 8 of this application.

Please see Exhibit 8.

I. Current Conditions:

1. Provide a brief description of any improvements that are in place currently on the project site and indicate which if any are expected to be reused as part of the project. Attach extra pages as needed.

The properties currently have improvements that consist of an industrial warehouse, office space, an existing single family home, vacant lots, and small business service shop.

2. Provide a list with the current tax assessment and the current real property tax levy for each lot included within the project site. Attach extra pages as needed.

Block	Lot	Current Tax Assessment	Current Real Property Tax Levy
314	12	$839,900	$25,869.65
314	11	$288,400	$14,347.87
314	10	$611,200	$21,943.01
314	9	$293,100	$15,095.16
314	8	$277,400	$10,407.64

3. Provide a list showing the current status of all municipal fees and charges which are currently levied against each lot located within the project site, including, without limitation water charges, sewer charges, permit or license fees, fines and/or penalties. Attach extra pages as needed.

Block	Lot	Current Status of Municipal Fees and Charges (specify type)	
314	12	Sewer	$246.00
314	11	Sewer	$57.00
314	10	Sewer	$207.00
314	9	Sewer	$336.00
314	8	Sewer	$492.00

J. Site Plan Approval:

Provide a copy of the site plan approved by the Planning Board for the Project. Also provide a copy of the resolution of the Planning Board providing final site plan approval for the project. Attach the site plan as Exhibit 9 of this application and the resolution as Exhibit 10 of this application.

Please see the attached.

K. Project Cost Estimates

1. Provide a detailed cost breakdown for the project, including both hard and soft costs. The estimate should be certified by a licensed architect or engineer. Attach the completed estimate for the entire Project as Exhibit 11 of this application.

Please see the attached.

2. For each type of unit to be included within the Project, provide an estimate of the total unit cost for that unit. This may be provided at a summary level, not at the level set forth for the estimate required by section K.1 above. The estimate should also be certified by a licensed architect or engineer. Attach the completed unit estimates as Exhibit 12 of this application.

Please see the attached.

L. Project Pro-Forma:

Provide a detailed projection of the estimated revenues and expenses for the project. The projections for all rental projects and for the rental component of mixed-use projects should cover the full exemption period. Projections involving the sale of units should be for the period expected to be needed to complete all sales activity. Attach the projection as Exhibit 13 of this application.

Please see the attached pro forma.

M. Project Financing Plan:

1. Provide a detailed explanation of the expected method by which the project will be financed, indicating the amount of equity to be contributed and its source, all public loans and/or grants that are to be used and all private sources of capital. Attach this explanation as Exhibit 14 of this application.

Please see the attached Exhibit 14.

2. Private Financing Commitments: Provide certified copies of any and all letters from public or private sources of capital indicating a commitment to make funds available for the project. Attach these letters as Exhibit 15 of this application.

Please see the attached Exhibit 15.

N. Explanation of the Need for Tax Exemption:

Provide an explanation of why the applicant believes that a long tern tax exemption is necessary to make this project economically feasible. Attach the explanation as Exhibit 16 of this application.

Please see the attached Exhibit 16.

O. Project Schedule:

Attach a detailed schedule of the key milestone dates in the approval, construction and leasing or sale of the project as Exhibit 17 of the application.

Please see the attached Exhibit 17.

P. Statement of Project Benefits:

Provide a detailed description of the public benefits that would result from the project. At a minimum, include a projection of the number and type of construction jobs to be created, the number and type of permanent jobs to be created and the amount of municipal revenue to be generated by the project through the payment of taxes, payments in lieu of taxes, water and sewer fees and any other municipal payments. Attach the description as Exhibit 18 of the application.

Please see the attached Exhibit 18.

IV. Exemption Information:

A. Annual Service Charge to be based on: (check one)

_X_ Annual Gross Revenue (Non-condominium) ___ Project Cost (2% Construction Costs)

___Imputed debt service (Condominium)

B. Term Requested:

_30___Years

C. Proposed Rates and Phases:

Starting Year	Ending Year	Rate	Phase-out (alternative method)
1	5	10.5%	
6	10	10.5%	or 20% of ordinary taxation
11	15	13%	or 40% of ordinary taxation
16	20	13%	or 60% of ordinary taxation
21	30	13%	or 80% of ordinary taxation

D. Form of Financial Agreement:

Attach the proposed form of the financial agreement as Exhibit 19 of the application. The correct form for your project type should be attached to this application. Please note that the final financial agreement provides that a sealed certification by the project architect as to the final project cost must be submitted so that it can be added to the agreement within 60 days after the issuance of the Certificate of Occupancy for the project.

Representations and Certifications:

In submitting the application, the Developer certifies that all of the information is true and accurate to the best of his or her knowledge and further certifies to the following:

A. The project conforms to the Redevelopment Plan that is in effect for the area that includes the project site and with any Redevelopment Agreement as may be in place between the Municipality and the Developer.

B. The Project either 1) conforms to the Master Plan of the Municipality; or 2) to the extent that the Redevelopment Plan is inconsistent with the Master Plan, the Project conforms to the Redevelopment Plan and the Municipal Council, in adopting the Redevelopment Plan, set forth its reasons for adopting a Redevelopment Plan with such inconsistencies.

C. The project will conform to and the applicant(s) agrees to comply with all Federal and State laws and to all applicable municipal ordinances.

D. Construction of the project has not commenced as of the time of the submission of this application. The applicant understands that the Municipal Council is under no obligation to approve this tax exemption application. Any work done on the assumption of receipt of a tax exemption following the submission of the application and before final approval is undertaken at the risk of the developer. **Note that under no circumstances will an exemption be granted for a project that has already reached substantial completion.**

F. No officer or employee of the Municipality has any interest, directly or indirectly, in the project that is the subject of this application.

Signatures

By my signature below, I hereby submit this application on behalf of the Developer. I certify that all of the information is true and accurate to the best of my knowledge and belief. I am aware that if any of the information provided is willfully false, that I am, subject to prosecution.

For the Developer:
Meridia on Westfield Urban Renewal, Roselle Park, LLC

Name: George M. Capodagli **Date**
Title: Managing Member

Signed and sworn before me on 5/4/17
~~November 29, 2016~~

Sean R. McGowan, Esq.
Attorney at Law, State of New Jersey

EXHIBITS

The following is a check-list of required exhibits that must be attached to the application:

Exhibit #	Description	Included?
1	Disclosure of Ownership	✓
2	Certificate of Incorporation	✓
3	Certificate of DCA Approval of Urban Renewal Entity	✓
4	Resolution Authorizing Submission of Application	✓
5	Metes and Bounds Description	✓
6	Survey	✓
7	Copy of Deed or Lease Agreement	✓
8	Narrative Description of Project	✓
9	Site Plan as Approved by Planning Board	✓
10	Site Plan Approval Resolution	✓
11	Total Project Cost Estimate	✓
12	Cost Estimates for Each Unit Type	✓
13	Project Pro-Forma	✓
14	Project Financing Plan	✓
15	Private Financing Commitments	✓
16	Explanation of the Need for Tax Exemption	✓
17	Project Schedule	✓
18	Summary of Project Benefits	✓
19	Form of Financial Agreement	

EXHIBIT 1-A

DISCLOSURE OF OWNERSHIP

Instructions:

New Jersey law (*N.J.S.A.* 52:25-24.2) requires that all corporations and partnerships seeking a public contract submit a list of the names and addresses of all principals who own more than 10% of any class of stock, or 10% or more of the total stock (if a corporation), or 10% or more of the partnership. In addition, if the Developer has as one or more of its owners a corporation or partnership, the ownership of those entities must be similarly disclosed, and that process shall continue down the entire chain of ownership until the names and addresses of every unincorporated stockholder and/or individual partner with more than a 10% interest is disclosed.

This information must be provided on the forms following these instructions entitled "Disclosure of Ownership." Separate forms should be used for each corporation or partnership included in the chain of ownership. Each form must be signed by an officer of the corporation and be attested to by the secretary (if a corporation) or by all partners (if a partnership). Partnership forms must be notarized as well.

Failure to properly complete this disclosure statement or to submit it as part of the application will be grounds for the application to be rejected.

Please see the following page for the disclosure form.

EXHIBIT 1-C

DISCLOSURE OF OWNERSHIP

I. Principals of Meridia on Westfield Urban Renewal, Roselle Park, LLC

Name	Home Address	Title	%Owned
George M. Capodagli	814 West Shore Drive Kinnelon, NJ 07405	Managing Member	100%

Meridia on Westfield Urban Renewal, Roselle Park, LLC

Name of Corporation

By: _____ 9/22/2016

George M. Capodagli — Date

Sole and Managing Member

Signed and sworn before me on
September 22, 2016

_____

Sean R. McGowan, Esq.
Attorney at Law, State of New Jersey

EXHIBIT 2

CERTIFICATE OF INCORPORATION

Please attach a copy of the approved certificate of incorporation of the entity applying for the exemption to this sheet.

Please see the following page.

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

MERIDIA ON WESTFIELD, ROSELLE PARK, LLC
0450017869

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 09/17/2015 and was assigned identification number 0450017869. Following are the articles that constitute its original certificate.

1. **Name:**
   MERIDIA ON WESTFIELD, ROSELLE PARK, LLC

2. **Registered Agent:**
   GEORGE M. CAPODAGLI

3. **Registered Office:**
   201 SOUTH WOOD AVE
   LINDEN, NEW JERSEY 07036

4. **Business Purpose:**
   REAL ESTATE DEVELOPMENT

5. **Effective Date of this Filing is:**
   09/17/2015

6. **Members/Managers:**
   GEORGE M. CAPODAGLI
   201 SOUTH WOOD AVE
   LINDEN, NEW JERSEY 07036

7. **Main Business Address:**
   201 SOUTH WOOD AVE
   LINDEN, NEW JERSEY 07036

Signatures:

GEORGE M. CAPODAGLI
AUTHORIZED REPRESENTATIVE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal 17th day of September, 2015

Robert A. Romano
Acting State Treasurer

Certificate Number 4003573809
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_CERT.jsp

FILED
SEP 30 2016
STATE TREASURER

Certificate of First Amendment
to the Certificate of Formation
of
MERIDIA ON WESTFIELD, ROSELLE PARK, LLC

1. The name of the limited liability company is Meridia on Westfield, Roselle Park, LLC, as reflected on the Certificate of Formation of Meridia on Westfield, Roselle Park, LLC dated September 17, 2015 and filed with the Treasurer of the State of New Jersey on September 17, 2015.

2. The Identification Number of the limited liability company is: 0450017869.

3. The new name of the limited liability company is: **MERIDIA ON WESTFIELD URBAN RENEWAL, ROSELLE PARK, LLC** (the "Company").

4. The following shall be added to the Certificate of Formation of the Limited Liability Company dated September 17, 2015 and filed with the Treasurer of the State of New Jersey on September 17, 2015.

(i) The purpose for which the Company is formed shall be to operate under P.L. 1991, C.431 (C.40A:20-1 et seq.) and to initiate and conduct projects for the redevelopment of a redevelopment area pursuant to a redevelopment plan, or projects necessary, useful, or convenient for the relocation of residents displaced or to be displaced by the redevelopment of all or part of one or more redevelopment areas, or low and moderate income housing projects, and, when authorized by financial agreement with the Borough of Roselle Park (the "Borough"), to acquire, plan, develop, construct, alter, maintain or operate housing, senior citizen housing, business, industrial, commercial, administrative, community, health, recreational, educational or welfare projects, or any combination of two or more of these types of improvement in a single project, under such conditions as to use, ownership, management and control as regulated pursuant to P.L. 1991,c.431 (C.40A:20-1 et seq.).

(ii) So long as the Company is obligated under financial agreement with the Borough, made pursuant to P.L. 1991, c.431 (C.40A:20-1 et seq.), it shall engage in no business other than the ownership, operation and management of the project.

(iii) The Company has been organized to serve a public purpose, its operations shall be directed toward: (1) the redevelopment of redevelopment areas, the facilitation of the relocation of residents displaced or to be displaced by redevelopment, or the conduct of low and moderate income housing projects; (2) the acquisition, management and operation of a project, redevelopment relocation housing project, or low and moderate income housing project under P.L. 1991, c.431 (C.40A:20-1 et seq.); and (3) the Company shall be subject to regulation by the Borough, and to a limitation or prohibition, as appropriate, on profits or dividends for so long as the Company remains the owner of a project subject to P.L. 1991, c.431 (C.40A:20-1 et seq.).

(iv) The Company shall not voluntarily transfer more than 10% of the ownership of the project or any portion thereof undertaken by the Company under P.L. 1991, c.431 (C.40A:20-1 et seq.) until it has first removed both itself and the project from all restrictions of P.L. 1991, c.431 (C.40A:20-1 et seq.) in the manner required by P.L. 1991, c.431 (C.40A:20-1 et seq.) and, if the project includes housing units, has obtained the consent of the Commissioner of Community Affairs to such transfer; with the exception of transfers to another urban renewal entity, as approved by the Borough, which other urban renewal entity shall assume all contractual obligations of the transferor Company under the financial agreement with the Borough. The Company shall file annually with the municipal governing body of the Borough a disclosure of the persons having an ownership interest in the project, and of the extent of the ownership interest of each. Nothing herein shall prohibit any transfer of the ownership interest in the Company itself, provided that the transfer, if greater than 10 percent, is disclosed to the municipal governing body of the Borough in the annual disclosure statement or in correspondence sent to the Borough in advance of the annual disclosure statement referred to above.

(v) The Company is subject to the provisions of section 18 of P.L. 1991, c.431 (C.40A:20-18) respecting the powers of the Borough to alleviate financial difficulties of the Company or to perform actions on behalf of the Company upon a determination of financial emergency.

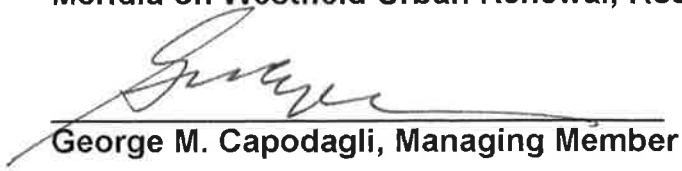
(v) Any housing units constructed or acquired by the Company shall be managed subject to the supervision of, and rules adopted by, the Commissioner of Community Affairs.

5. This Certificate of Amendment shall be effective upon the date of its filing with the NJ Department of the Treasury.

6. In all other respects the Certificate of Formation dated September 17, 2015 and filed with the Treasurer of the State of New Jersey on September 17, 2015, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned being over the age of eighteen (18) years, hereby represents that he is authorized to sign this certificate on behalf of the Limited Liability Company and that this filing complies with N.J.S.A. 42:2C-1 et seq., the "New Jersey Limited Liability Company Act."

Meridia on Westfield Urban Renewal, Roselle Park, LLC



George M. Capodagli, Managing Member

Date: June 28, 2016

Exhibit 3

Certificate of Approval of Urban Renewal Entity from the New Jersey Department of Community Affairs (DCA)

Please attach a copy of DCA's certificate of approval of the applicant as an Urban Renewal entity to this sheet. (Low and moderate income housing projects to be constructed outside an approved redevelopment area are exempt from this requirement.)

The applicant has been approved by the Department of Community Affairs to be an Urban Renewal Entity. The Certificate of Amendment and the DCA Approval has been approved and received from the Division of Treasury and filed with the State of New Jersey. Please see the attached the Certificate of First Amendment to the Certificate of Formation of Meridia on Westfield, Roselle Park, LLC showing the new name of the limited liability company as Meridia on Westfield Urban Renewal, Roselle Park, LLC.

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 805
TRENTON, NJ 08625-0805

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

DEPARTMENT OF COMMUNITY AFFAIRS

TO: State Treasurer
RE: MERIDIA ON WESTFIELD URBAN RENEWAL, ROSELLE PARK, LLC
(formerly Meridia on Westfield, Roselle Park, LLC)
File #1826
An Urban Renewal Entity

This is to certify that the attached CERTIFICATE OF FIRST AMENDMENT TO THE CERTIFICATE OF FORMATION OF AN URBAN RENEWAL ENTITY has been examined and approved by the Department of Community Affairs, pursuant to the power vested in it under the "Long Term Tax Exemption Law," P.L. 1991, c.431.

Done this 8th day of August 2016 at Trenton, New Jersey.

DEPARTMENT OF COMMUNITY AFFAIRS

BY _____
Edward M. Smith, Director
Division of Codes and Standards

New Jersey is an Equal Opportunity Employer • Printed on Recycled paper and Recyclable

Exhibit 4

RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION

Please see the following page for a Resolution of Meridia on Westfield Urban Renewal, Roselle Park, LLC authorizing the filing of this application.

LIMITED LIABILITY COMPANY RESOLUTION AUTHORIZING SUBMISSION OF TAX ABATEMENT APPLICATION

STATE OF NEW JERSEY)
:SS
COUNTY OF UNION)

IT IS HEREBY RESOLVED, that Meridia on Westfield Urban Renewal, Roselle Park, LLC, a New Jersey limited liability company, will submit an application to the Borough of Roselle Park for the provision of a long term tax exemption.

BE IT FURTHER RESOLVED that if this limited liability company's application is accepted by the Borough of Roselle Park, the managing member of the limited liability company, George M. Capodagli, is authorized to execute and deliver on its behalf, a contract with the Borough of Roselle Park, substantially in the form attached to the application, with such changes thereto as may be negotiated by the parties.

The undersigned, who is the managing member of Meridia on Westfield Urban Renewal, Roselle Park, LLC, hereby certifies that the foregoing Resolution was lawfully adopted at a meeting of the members of this limited liability company on the date set forth below, and that the foregoing Resolution is a true, accurate and complete copy of the Resolution so adopted and placed in the limited liability company's records, and that they are in full force and effect as of the date hereof.

IN WITNESS WHEREOF, I have executed my name as the sole member of the above-named limited liability company on this 22nd day of September 2016.

George M. Capodagli,
Sole member of Meridia on Westfield Urban Renewal, Roselle Park, LLC

Signed and sworn before me on
September 22, 2016

Sean R. McGowan, Esq.
Attorney at Law, State of New Jersey

Exhibit 5

METES AND BOUNDS DESCRIPTION

Please see the following pages for metes and bounds descriptions of the Property.

DPK CONSULTING
PROFESSIONAL LAND SURVEYORS
Service Without Boundaries

Date: September 26, 2016
Job No. 16-7092

Description of Lots 8, 9, 10, 11 & 12, Block 314 situated, lying and being in Borough of Roselle Park, Union County and State of New Jersey.

BEGINNING at a point on the southerly sideline of West Westfield Avenue, a.k.a. New Jersey State Highway Route 28, 100 feet wide, said point being 1,301.32 feet from the intersection of the same with the westerly sideline of Locust Street, 60 feet wide; and runs thence

1. Along the dividing line between Tax Lots 12 and 14 Block 314, South 10 degrees 16 minutes 17 seconds East 200.00 feet to a point; thence

2. Along the northerly sideline of Central Railroad of New Jersey, South 79 degrees 43 minutes 43 seconds West 319.00 feet to a point; thence

3. Still along the northerly sideline of Central Railroad of New Jersey, North 10 degrees 16 minutes 17 seconds West 13.00 feet to a point; thence

4. Still along the northerly sideline of Central Railroad of New Jersey, South 79 degrees 43 minutes 43 seconds West 78.50 feet to a point; thence

5. Along the dividing line between Tax Lots 7 and 8 Block 314, North 10 degrees 16 minutes 17 seconds West 187.00 feet to a point; thence

6. Along the southerly sideline of West Westfield Avenue, North 79 degrees 43 minutes 43 seconds East 397.50 feet to the point and place of BEGINNING.

Containing 78,480 square feet or 1.8017 acres more or less of land as described above.

This description was prepared in accordance with a plan entitled "Boundary & Topographic Survey, Tax Lots 8, 9, 10, 11 & 12, Block 314, Borough of Roselle Park, Union County, New Jersey" Prepared by DPK Consulting, dated January 19, 2016.

James J. Heiser
Professional Land Surveyor
N.J. License No. 24GS04331100

147 Union Avenue, Suite 1C, Middlesex, NJ 08846
P: 732-764-0100 F: 732-764-0990
www.dpkconsulting.net

Exhibit 6

SURVEY

Attach survey of the project. If a survey has not yet been completed, a plotting on the official tax map may be provided at this time. A certified survey will be required prior to execution of any financial agreement.

Please see the following page for a survey of the five properties on which the project will be built.

1 TITLE INFORMATION

2 SCALE

SCALE 1"=20'

3 SYMBOL LEGEND

4 SURVEYOR'S NOTES

5 LAND AREA

6 BASIS OF BEARING

7 FLOOD INFORMATION

8 DESCRIPTION OF PROPERTY

9 OBSERVED UTILITY SERVICES

10 MAP REFERENCES

11 SCHEDULE "B" SECTION II EXCEPTIONS

TAX LOT 8

(15) SUBJECT TO EASEMENTS AS SHOWN ON TAX MAP. AFFECTS PROPERTY AND IS PLOTTED

TAX LOT 9

(15) SUBJECT TO EASEMENTS AS SHOWN ON TAX MAP. AFFECTS PROPERTY AND IS PLOTTED

(17) TERMS AND CONDITIONS OF PERPETUAL RIGHT OF WAY AND EASEMENT AS IN DEED BOOK 2174 PAGE 40, DEED BOOK 2461 PAGE 125, DEED BOOK 25 BY PAGE 8.0 AND DEED BOOK 2562 PAGE 103. AFFECTS PROPERTY AND IS PLOTTED

TAX LOT 10

NO COMMITMENT SUPPLIED

TAX LOT 11

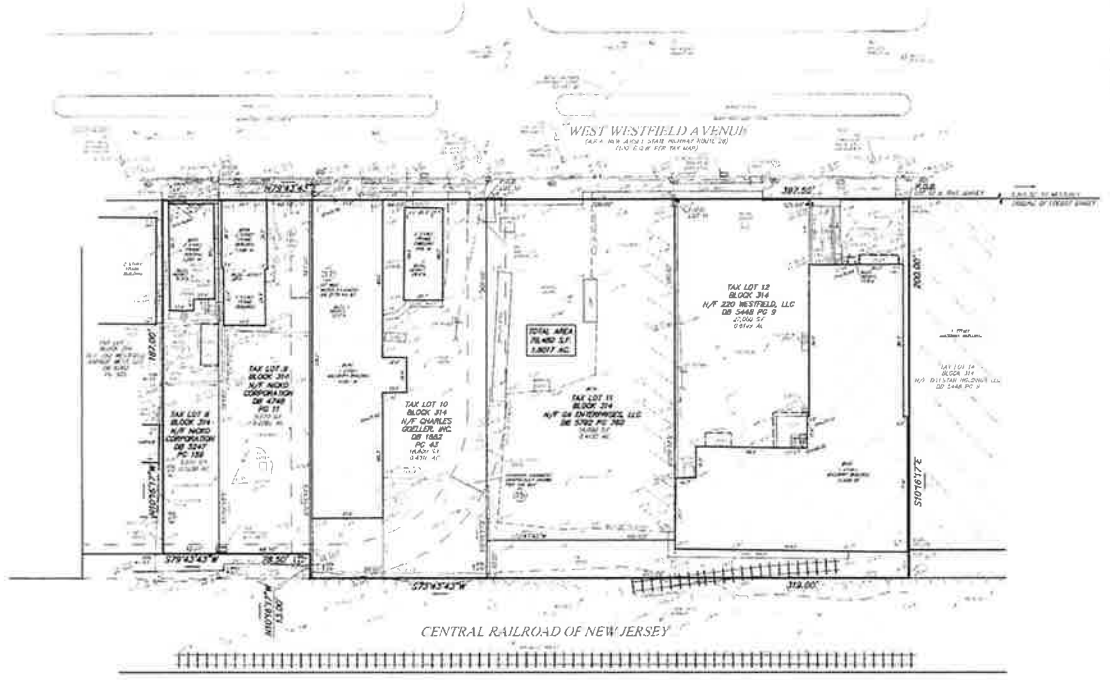
(15) SUBJECT TO EASEMENTS AS SHOWN ON TAX MAP. AFFECTS PROPERTY AND IS PLOTTED

TAX LOT 12

THERE ARE NO SURVEY CONSULTANTS

12 VICINITY MAP

SCALE: N.T.S.



BOUNDARY & TOPOGRAPHIC SURVEY

TAX LOTS 8, 9, 10, 11 & 12

BLOCK 314

220, 230, 240, 248 & 250 WEST WESTFIELD AVENUE

BOROUGH OF ROSELLE PARK

UNION COUNTY NEW JERSEY

DPK CONSULTING

147 Union Ave. Ste. 1C, Midtown, NJ 08846 P: 732-764-0100 F: 732-764-0266

NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28042200

Steven D. Parent

Professional Land Surveyor

N.J. Lic. 24GS03630300

SPARENT@DPKCONSULTING.NET

James J. Heiser

Professional Land Surveyor

N.J. Lic. 24GS03630300

JHEISER@DPKCONSULTING.NET

SHEET 1 / 1

REV. 0

Exhibit 7

COPY OF DEED OR LEASE AGREEMENT

Please attach evidence that applicant has legal control over site(s) included in the proposed project.

Please see the attached copies of the deeds into Meridia on Westfield, Roselle Park, LLC. The applicant in in the process of having the lots consolidated and titled in the name Meridia on Westfield Urban Renewal, Roselle Park, LLC. The consolidated deed will contain all deed restrictions necessary for the redevelopment area.

Prepared by:

W. Lane Miller, Esq.

DEED

This Deed made on October 11, 2016 ,
BETWEEN

220 Westfield, LLC
A New Jersey limited liability company

whose address is 220 W Westfield Avenue, Roselle Park, New Jersey 07204

referred to as the Grantor.

AND Meridia on Westfield, Roselle Park, LLC

whose address is about to be 220 W Westfield Avenue, Roselle Park, New Jersey 07204

referred to as the Grantee.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of $775,000.00 (Seven Hundred and Seventy Five Thousand Dollars & 00/Cents).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2-1) Borough of Roselle Park, Block 314, Lot 12
No. Account No. _____
[ ] No property tax identification number is available on the date of this deed. (check box if applicable).

Property. The property consists of the land and all the buildings structures on the land in the Borough of Roselle Park, County of Union and State of New Jersey. The legal description is:

SEE ANNEXED SCHEDULE A

BEING the same property transferred to Grantor by Deed from 220 West Westfield, LLC a Colorado Limited Liability Company and recorded with the registrar of the County on August 18, 2004, in Deed Book DB5448, Page 9.

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).

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

Witness:

220 Westfield, LLC

By: Domenic Sgambellone, Sole and
Managing Member

State of New Jersey, County of SS:

BE IT REMEMBERED, that on October 11, 2016, before me, the subscriber, an Attorney at Law of New Jersey personally appeared Domenic Sgambellone, as Managing Member of 220 Westfield, LLC (the "Company"), who, I am satisfied are the person(s) named in and who executed the within instrument, and thereupon acknowledged that he signed, sealed and delivered the same on behalf of and as the act and deed of the Company, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed as such consideration is defined in P.L. 1968, Sec. 1(c), is $775,000.00.

October 11, 2016

W. Lane Miller
Attorney at Law of
State of New Jersey

DEED

Dated: October 11, 2016

220 Westfield, LLC
a New Jersey limited liability company

Grantor

Meridia on Westfield, Roselle Park, LLC

Grantee

Record and Return to:
Sean R. McGowan Esq.
201 South Wood Ave
Linden NJ 07036

DEED

Prepared by:
Adam D. Wolper, Esq.

This Deed is made as of September 29, 2016,

BETWEEN

G4 ENTERPRISES, LLC, a New Jersey limited liability company, whose address is 248 W. Westfield Avenue, Roselle Park, New Jersey 07204,

referred to as "Grantor."

AND

MERIDIA ON WESTFIELD, ROSELLE PARK, LLC, a New Jersey limited liability company, whose address is 201 South Wood Avenue, Linden, New Jersey 07036,

referred to as the "Grantee."

The words "Grantor" and "Grantee" shall mean each Grantor and each Grantee listed above.

Transfer of Ownership. Grantor grants, conveys, and transfers ownership in the property described below to the Grantee. This transfer is made for the sum of Two Million One Hundred Thousand Dollars and 00/100 ($2,100,000.00) and other good and valuable consideration. Grantor acknowledges receipt of this consideration.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Roselle Park, County of Union, Block No. 314, Lot No. 11.

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Roselle Park, County of Union and State of New Jersey. The legal description of the land is as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

BEING known as 230 W. Westfield Avenue, Roselle Park, New Jersey.

BEING the same premises conveyed to Grantor by deed from 230 W. Westfield Avenue Associates, L.L.C., a New Jersey limited liability company, dated November 19, 2009, recorded on November 30, 2009, in the Clerk's Office of the County of Union, New Jersey, in Book DB5792, Page 760.

SUBJECT to land use laws, easements, conditions and restrictions of record, and such state of facts as an accurate survey and inspection of the premises would disclose.

DPK CONSULTING
PROFESSIONAL LAND SURVEYORS
Service Without Boundaries

Date: September 26, 2016
Job No. 16-7092

Description of Lot 11, Block 314 situated, lying and being in Borough of Roselle Park, Union County and State of New Jersey.

BEGINNING at a point on the southerly sideline of West Westfield Avenue, a.k.a. New Jersey State Highway Route 28, 100 feet wide, said point being 1,426.32 feet from the intersection of the same with the westerly sideline of Locust Street, 60 feet wide; and runs thence

1. Along the dividing line between Lot 11 and Lot 12, Block 314, South 10 degrees 16 minutes 17 seconds East 180.00 feet to a point, thence
2. Along the dividing line between Lot 11 and Lot 12, Block 314, South 79 degrees 43 minutes 43 seconds West 100.00 feet to a point; thence
3. Along the dividing line between Lot 11 and Lot 10, Block 314, North 10 degrees 16 minutes 17 seconds West 180.00 feet to a point on the southerly sideline of West Westfield Avenue; thence
4. Along the southerly sideline of West Westfield Avenue, North 79 degrees 43 minutes 43 seconds East 100.00 feet to the point and place of BEGINNING.

Containing 18,000 square feet or 0.4132 acres more or less of land as described above.

This description was prepared in accordance with a plan entitled "Boundary & Topographic Survey, Tax Lots 8, 9, 10, 11 & 12, Block 314, Borough of Roselle Park, Union County, New Jersey" Prepared by DPK Consulting, dated January 19, 2016

James J. Heiser
Professional Land Surveyor
N.J. License No. 24GS04331100

147 Union Avenue, Suite 1C Middlesex NJ 08846
P 732-764-0100 F 732-764-0990
www.dpkconsulting.com

RTF-1EE (Rev. 12/09)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY
} SS.
COUNTY UNION — County Municipal Code 2009

MUNICIPALITY OF PROPERTY LOCATION Roselle Park

FOR RECORDER'S USE ONLY	
Consideration	$
RTF paid by buyer	$
Date	By

(1) PARTY OR LEGAL REPRESENTATIVE *(See Instructions #3 and #4 on reverse side)*

XXX-XX-X 4 6 0
Last three digits in grantee's Social Security Number

Deponent, George M. Capodagli (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Managing Member of Purchaser (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated 9/29/2016 transferring real property identified as Block number 314 Lot number 14 located at 230 W. Westfield Avenue, Roselle Park, NJ (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $2,100,000.00 *(See Instructions #1. #5, and #11 on reverse side)*

Entire consideration is in excess of $1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- ☐ Class 2 - Residential
- ☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- ☒ Class 4A - Commercial properties (if checked, calculation in (E) required below)
- ☐ Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

☐ Property class. **Circle applicable class or classes:** 1 3B 4B 4C 15

Property classes: 1-Vacant Land;3B- Farm property (Qualified);4B- Industrial properties;4C- Apartments;15: Public Property, etc. **(N.J.A.C.** 18:12-2.2 et seq.)

- ☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- ☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☐ Property class. **Circle applicable class or classes:** 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

Property Class 4A	$288,400	÷ 98.41	% = $	293,059.65
Property Class	$	÷	% = $	
Property Class	$	÷	% = $	
Property Class	$	÷	% = $	

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Value

$288400 ÷ 98.41 % = $293,059.65

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE *(See Instruction #8 on reverse side)*

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by **C.** 49, **P.L.** 1968, as amended through Chapter 33, **P.L.** 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes **Affidavit of Consideration for Use by Buyer** to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, **P.L.** 1968, as amended through Chapter 33, **P.L.** 2006.

Subscribed and sworn to before me
this 29th day of September, 2016

Sean R. McGowan
Attorney at Law
State of New Jersey

Signature of Deponent

201 S. Wood Ave., Linden, NJ 07036
Deponent Address

Meridia on Westfield, Roselle PArk, LLC
Grantee Name

201 S. Wood Ave., Linden, NJ 07036
Grantee Address at Time of Sale

Property Transfer Services, Inc.
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	Date Recorded

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

G4 Enterprises, LLC

Current Street Address

230 W. Westfield Avenue

City, Town, Post Office Box | State | Zip Code

Roselle Park, New Jersey 07204

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
314	11	

Street Address

230 W. Westfield Avenue Roselle Park, NJ 07204

City, Town, Post Office Box	State	Zip Code

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100 %	$2,100,000	100 %	9/29/16

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☑ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act. will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
   ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred 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 intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller 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 is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 may 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 a 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.

9/29/16
Date

Dominick Glynn
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

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY
} SS.
COUNTY UNION (County Municipal Code)

MUNICIPALITY OF PROPERTY LOCATION Roselle Park

FOR RECORDER'S USE ONLY	
Consideration	$
RTF paid by seller	$
Date	By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE *(See Instructions #3 and #4 on reverse side)*

Deponent, Dominick Glynn (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Managing Member of the seller (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated September 29, 2016 transferring real property identified as Block number 314 Lot number 11 located at 248-250 W. Westfield Avenue, Roselle Park, New Jersey (Street Address, Town) and annexed thereto

(2) CONSIDERATION $ 2,100,000.00 *(Instructions #1 and #5 on reverse side)* ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:**
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

$_____ ÷ _____% = $_____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE *(See Instruction #8 on reverse side)*
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE *(Instruction #9 on reverse side)*
NOTE: All boxes below apply to grantor(s) *only*. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over. * *(Instruction #9 on reverse side for A or B)*
B. **BLIND PERSON** Grantor(s) ☐ legally blind or, *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet **all of the following** criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(Instruction #9 on reverse side)*
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION *(Instructions #2, #10 and #12 on reverse side)*
☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12, #14 on reverse side)*
☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 29 day of September , 20 16

Adam D. Wolper
Attorney-at-Law,
State of New Jersey

Signature of Deponent

230 W. Westfield Avenue
Roselle Park, New Jersey 07204
Deponent Address

XXX-XXX-
Last three digits in Grantor's Social Security Number

G4 Enterprises, LLC
Grantor Name

230 W. Westfield Avenue
Roselle Park, New Jersey 07204
Grantor Address at Time of Sale

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY			
Instrument Number		County	
Deed Number		Book	Page
Deed Dated		Date Recorded	

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm

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.

Witnessed by:

Adam D. Wolper

G4 ENTERPRISES, LLC

By: Dominick Glynn
Name: Dominick Glynn
Title: Managing Member

STATE OF NEW JERSEY)
ss.
COUNTY OF UNION)

I CERTIFY that on September 29, 2016

Dominick Glynn personally came before me and acknowledged under oath, to my satisfaction, that he:

(a) is the Managing Member of G4 Enterprises, LLC, the entity named as Grantor in this Deed;

(b) signed, sealed and delivered this Deed as such officer on behalf of the entity as its voluntary act and deed; and

(c) made this Deed for $2,100,000.00 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.)

Adam D. Wolper, Esq.
Attorney-at-law
State of New Jersey

DEED	Dated: As of September 29, 2016
G4 ENTERPRISES, LLC, Grantor, **TO** **MERIDIA ON WESTFIELD, ROSELLE PARK, LLC,** Grantee.	Record and return to: Sean R. McGowan, Esq. Capodagli Property Company, LLC 201 South Wood Avenue Linden, New Jersey 07036

DEED

Prepared by:
Adam D. Wolper, Esq.

This Deed is made as of September 28, 2016,

BETWEEN

CHARLES GOELLER, INC., a New Jersey corporation, whose address is 240 W. Westfield Avenue, Roselle Park, New Jersey 07204,

referred to as "Grantor."

AND

MERIDIA ON WESTFIELD, ROSELLE PARK, LLC, a New Jersey limited liability company, whose address is 201 South Wood Avenue, Linden, New Jersey 07036

referred to as the "Grantee."

The words "Grantor" and "Grantee" shall mean each Grantor and each Grantee listed above.

Transfer of Ownership. Grantor grants, conveys, and transfers ownership in the property described below to the Grantee. This transfer is made for the sum of Four Hundred Thirty Seven Thousand, Five Hundred Dollars and 00/100 ($437,500.00) and other good and valuable consideration. Grantor acknowledges receipt of this consideration.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Roselle Park, County of Union, Block No. 314, Lot No. 10.

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Roselle Park, County of Union and State of New Jersey. The legal description of the land is as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

BEING known as 240 W. Westfield Avenue, Roselle Park, New Jersey.

BEING the same premises conveyed to Grantor by a Deed from Bucklen Corporation dated March 16, 1948, recorded on March 17, 1948, in the Clerk's Office of the County of Union, New Jersey, in Book 1682, Page 43.

SUBJECT to land use laws, easements, conditions and restrictions of record, and such state of facts as an accurate survey and inspection of the premises would disclose.

DPK CONSULTING
PROFESSIONAL LAND SURVEYORS
Service Without Boundaries

Date: September 26, 2016
Job No. 16-7092

Description of Lot 10, Block 314 situated, lying and being in Borough of Roselle Park, Union County and State of New Jersey.

BEGINNING at a point on the southerly sideline of West Westfield Avenue, a.k.a. New Jersey State Highway Route 28, 100 feet wide, said point being 1,526.32 feet from the intersection of the same with the westerly sideline of Locust Street, 60 feet wide; and runs thence

1. Along the dividing line between Lot 10 and Lot 11, Block 314, South 10 degrees 16 minutes 17 seconds East 200.00 feet to a point; thence

2. Along the northerly sideline of Central Railroad of New Jersey, South 79 degrees 43 minutes 43 seconds West 94.00 feet to a point; thence

3. Along the dividing line between Lot 10 and Lot 9, Block 314, North 10 degrees 16 minutes 17 seconds West 200.00 feet to a point on the southerly sideline of West Westfield Avenue; thence

4. Along the southerly sideline of West Westfield Avenue, North 79 degrees 43 minutes 43 seconds East 94.00 feet to the point and place of BEGINNING.

Containing 18,800 square feet or 0.4316 acres more or less of land as described above.

This description was prepared in accordance with a plan entitled "Boundary & Topographic Survey, Tax Lots 8, 9, 10, 11 & 12, Block 314, Borough of Roselle Park, Union County, New Jersey" Prepared by DPK Consulting, dated January 19, 2016.

James J. Heiser
Professional Land Surveyor
N.J. License No. 24GS04331100

147 Union Avenue, Suite 1C, Middlesex, NJ 08846
P: 732-764-0100 F: 732-764-0990
www.dpkconsulting.net

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.

Witnessed by:

Adam D. Wolper

CHARLES GOELLER, INC.

By: Susan Redmond
Name: Susan Redmond
Title: Vice President

STATE OF NEW JERSEY)
ss.
COUNTY OF UNION)

I CERTIFY that on September 28, 2016

Susan Redmond personally came before me and acknowledged under oath, to my satisfaction, that she:

(a) is the Vice President of Charles Goeller, Inc., the entity named as Grantor in this Deed;

(b) signed, sealed and delivered this Deed as such officer on behalf of the entity as its voluntary act and deed; and

(c) made this Deed for $437,500.00 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.)

Adam D. Wolper, Esq.
Attorney-at-law
State of New Jersey

DEED	Dated: As of September 28, 2016
CHARLES GOELLER, INC., Grantor, **TO** **MERIDIA ON WESTFIELD, ROSELLE PARK, LLC,** Grantee.	Record and return to: Sean R. McGowan, Esq. Capodagli Property Company, LLC 201 South Wood Avenue Linden, New Jersey 07036

DEED

Prepared by
Adam D. Wolper, Esq.

This Deed is made as of September 29, 2016,

BETWEEN

NICKO CORPORATION, a New Jersey corporation, whose address is 248 W. Westfield Avenue, Roselle Park, New Jersey 07204,

referred to as "Grantor."

AND

MERIDIA ON WESTFIELD, ROSELLE PARK, LLC, a New Jersey limited liability company, whose address is 201 South Wood Avenue, Linden, New Jersey 07036

referred to as the "Grantee."

The words "Grantor" and "Grantee" shall mean each Grantor and each Grantee listed above.

Transfer of Ownership. Grantor grants, conveys, and transfers ownership in the property described below to the Grantee. This transfer is made for the sum of Five Hundred Thousand Dollars and 00/100 ($500,000.00) and other good and valuable consideration. Grantor acknowledges receipt of this consideration.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Roselle Park, County of Union, Block No. 314, Lot Nos. 8 and 9.

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Roselle Park, County of Union and State of New Jersey. The legal description of the land is as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

BEING known as 248 and 250 W. Westfield Avenue, Roselle Park, New Jersey.

BEING the same premises conveyed to Grantor (i) by a Deed from S. James Papandrea, dated November 6, 1998, recorded on November 23, 1998, in the Clerk's Office of the County of Union, New Jersey, in Book DB4748, Page 11, and (ii) by a Deed from Marie Radonisky and Richard Radonisky, married, dated January 3, 2002, recorded on March 22, 2002, in the Clerk's Office of the County of Union, New Jersey, in Book DB5247, Page 159.

Exhibit A

DPK CONSULTING
PROFESSIONAL LAND SURVEYORS
Service Without Boundaries

Date: September 26, 2016
Job No. 16-7092

Description of Lot 8, Block 314 situated, lying and being in Borough of Roselle Park, Union County and State of New Jersey

BEGINNING at a point on the southerly sideline of West Westfield Avenue, a k.a. New Jersey State Highway Route 28, 100 feet wide, said point being 1,668.82 feet from the intersection of the same with the westerly sideline of Locust Street, 60 feet wide; and runs thence

1. Along the dividing line between Lot 8 and Lot 9, Block 314, South 10 degrees 16 minutes 17 seconds East 187.00 feet to a point; thence
2. Along the northerly sideline of Central Railroad of New Jersey, South 79 degrees 43 minutes 43 seconds West 30.00 feet to a point; thence
3. Along the dividing line between Lot 8 and Lot 7, Block 314, North 10 degrees 16 minutes 17 seconds West 187.00 feet to a point on the southerly sideline of West Westfield Avenue; thence
4. Along the southerly sideline of West Westfield Avenue, North 79 degrees 43 minutes 43 seconds East 30.00 feet to the point and place of BEGINNING.

Containing 5,610 square feet or 0.1288 acres more or less of land as described above.

This description was prepared in accordance with a plan entitled "Boundary & Topographic Survey, Tax Lots 8, 9, 10, 11 & 12, Block 314, Borough of Roselle Park, Union County, New Jersey" Prepared by DPK Consulting, dated January 19, 2016.

James J. Heiser
Professional Land Surveyor
N.J. License No. 24GS04331100

147 Union Avenue, Suite 1C, Middlesex, N. 08846
P: 732-764-0100 F: 732-764-0990
www.dpkconsulting.net

Exhibit A

DPK CONSULTING
PROFESSIONAL LAND SURVEYORS
Service Without Boundaries

Date: September 26, 2016
Job No. 16-7092

Description of Lot 9, Block 314 situated, lying and being in Borough of Roselle Park, Union County and State of New Jersey.

BEGINNING at a point on the southerly sideline of West Westfield Avenue, a.k.a. New Jersey State Highway Route 28, 100 feet wide, said point being 1,620.32 feet from the intersection of the same with the westerly sideline of Locust Street, 60 feet wide; and runs thence

1. Along the dividing line between Lot 9 and Lot 10, Block 314, South 10 degrees 16 minutes 17 seconds East 187.00 feet to a point; thence
2. Along the northerly sideline of Central Railroad of New Jersey, South 79 degrees 43 minutes 43 seconds West 48.50 feet to a point; thence
3. Along the dividing line between Lot 9 and Lot 8, Block 314, North 10 degrees 16 minutes 17 seconds West 187.00 feet to a point on the southerly sideline of West Westfield Avenue; thence
4. Along the southerly sideline of West Westfield Avenue, North 79 degrees 43 minutes 43 seconds East 48.50 feet to the point and place of BEGINNING.

Containing 9,070 square feet or 0.2082 acres more or less of land as described above.

This description was prepared in accordance with a plan entitled "Boundary & Topographic Survey, Tax Lots 8, 9, 10, 11 & 12, Block 314, Borough of Roselle Park, Union County, New Jersey" Prepared by DPK Consulting, dated January 19, 2016.

James J. Meiser
Professional Land Surveyor
N.J. License No. 24GS04331100

147 Union Avenue Suite 1C Middlesex, NJ 08846
P: 732-764-0100 F: 732-764-0990
www.dpkconsulting.net

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Nicho Corporation

Current Street Address

248 W. Westfield Ave.

City, Town, Post Office Box | State | Zip Code

Roselle Park, New Jersey 07204

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
314	8-9	

Street Address

248 - 250 W. Westfield Avenue, Roselle Park, NJ 07204

City, Town, Post Office Box | State | Zip Code

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	$560,000	100%	9/29/16

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
   ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred 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 intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller 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 is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 may 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 a 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.

9/29/16
Date

Dominick Glynn
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

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY
} SS. County Municipal Code
COUNTY UNION

FOR RECORDER'S USE ONLY
Consideration $
RTF paid by seller $
Date By

MUNICIPALITY OF PROPERTY LOCATION Roselle Park

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (*See Instructions #3 and #4 on reverse side*)

Deponent Dominick Glynn (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the President of Nicko Corporation (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated September 28, 2016 transferring real property identified as Block number 314 Lot number 8 and 9 located at 248-250 W. Westfield Avenue, Roselle Park, New Jersey (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 500,000.00 (*Instructions #1 and #5 on reverse side*) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:**
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

$ ÷ % = $

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (*See Instruction #8 on reverse side*)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (*Instruction #9 on reverse side*)
NOTE: All boxes below apply to grantor(s) *only*. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over. * (*Instruction #9 on reverse side for A or B*)
B. **BLIND PERSON** Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet **all of the following** criteria:
☐ Owned and occupied by grantor(s) at time of sale ☐ Resident of State of New Jersey.
☐ One or two-family residential premises ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. **LOW AND MODERATE INCOME HOUSING** (*Instruction #9 on reverse side*)
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (*Instructions #2, #10 and #12 on reverse side*)
☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (*Instructions #5, #12, #14 on reverse side*)
☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 29 day of September, 2016

Adam D. Wolpar
Attorney-at-Law,
State of New Jersey

Dominick Glynn
Signature of Deponent

248 W. Westfield Avenue
Roselle Park, New Jersey 07204
Deponent Address

XXX-XXX-716
Last three digits in Grantor's Social Security Number

Nicko Corporation
Grantor Name

248 W. Westfield Avenue
Roselle Park, New Jersey 07204
Grantor Address at Time of Sale

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:
STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm

SUBJECT to land use laws, easements, conditions and restrictions of record, and such state of facts as an accurate survey and inspection of the premises would disclose.

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.

Witnessed by:

Adam D. Wolper

NICKO CORPORATION

By: Dominick Glynn
Name: Dominick Glynn
Title: President

STATE OF NEW JERSEY)
ss.
COUNTY OF UNION)

I CERTIFY that on September 29, 2016

Dominick Glynn personally came before me and acknowledged under oath, to my satisfaction, that he:

(a) is the President of Nicko Corporation, the entity named as Grantor in this Deed;
(b) signed, sealed and delivered this Deed as such officer on behalf of the entity as its voluntary act and deed; and
(c) made this Deed for $500,000.00 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.)

Adam D. Wolper, Esq.
Attorney-at-law
State of New Jersey

DEED	Dated: As of September 29, 2016
NICKO CORPORATION, Grantor, **TO** **MERIDIA ON WESTFIELD, ROSELLE PARK, LLC,** Grantee.	Record and return to: Sean R. McGowan, Esq. Capodagli Property Company, LLC 201 South Wood Avenue Linden, New Jersey 07036

Exhibit 8

NARRATIVE DESCRIPTION OF PROJECT

Including the height and bulk of proposed improvements, type of construction materials to be used and expected square foot area of each proposed use. Describe each type of unit to be constructed as part of the project as well as any restrictions relating to age or income. Include maps, renderings, floor plans and other graphic materials if available.

The project consists of two new ground-up, mixed-use apartment buildings. Meridia on Westfield consists of two buildings, which will have 4 stories of residential living consisting of 212 luxury rental apartments and over 340 parking spaces. There will be 107 one-bedroom and 106 two-bedroom apartments, and the ground floor will house a new full-service bar and restaurant. The structure will be complete with amenities such as coffee stations, 24-hour fitness center, a game room with billiards, lounges with TVs and computers, all of which will be included in the rental fee. Apartments boast hard-wood floors, granite tabletops in kitchens, washer/dryers in every unit and Energy Star and energy efficient appliances. There will be on-site maintenance, security cameras and keyless entry for top-level security.

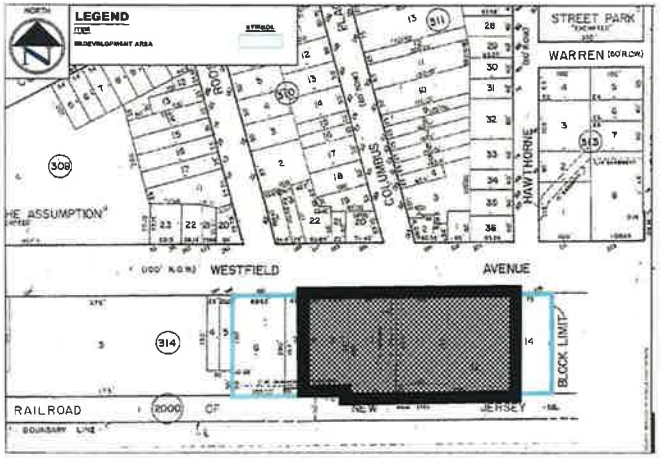
The height and bulk requirements are as follows.

ZONING INFORMATION TABLE			
WEST WESTFIELD AVENUE REDEVELOPMENT PLAN	EXISTING	REQUIRED (REDEVELOPMENT PLAN)	PROPOSED (REDEVELOPMENT PLAN)
MINIMUM LOT AREA (ACRES)	1.807–Ac.	1.00–Ac.	1.807–Ac.
MAXIMUM BUILDING COVERAGE [1.]	27.9%	90%	65.9%
MAXIMUM IMPERVIOUS COVERAGE [2.]	72.8%	95%	95%
MAXIMUM BUILDING HEIGHT (STORIES)	1 STORY	6 STORIES	6 STORIES
MAXIMUM BUILDING HEIGHT (FEET) [3.]	21.7–FT	72–FT	74.0–FT [6.]
MINIMUM FRONT YARD	0.0–FT	0–FT	0.0–FT
MINIMUM SIDE YARD (ONE)	0.8–FT	3–FT	3.8–FT
MINIMUM SIDE YARD (COMBINED)	4.1–FT	6–FT	8.9–FT
MINIMUM REAR YARD	13.7–FT	0–FT	7.1–FT
MIN. DISTANCE BETWEEN BUILDINGS [4.]	N/A	74.0–FT [6.]	114.4–FT
MAXIMUM DENSITY (UNITS/Ac.)	N/A	120 UNITS/Ac.	118.2 UNITS/Ac.
PROPOSED PARKING REQUIREMENTS [5.]	N/A	1.5 SPACES/UNIT	1.60 SPACES/UNIT

Exhibit 9

SITE PLAN APPROVAL BY PLANNING BOARD

PROPOSED MIXED USE RESIDENTIAL BUILDING - 213 APARTMENT UNITS & 340 PARKING SPACES



Meridia on West Westfield Av. at Roselle Park

- T-100 - Title Sheet
- A-100 -Ground Floor Parking Layout
- A-110 - Second Floor Parking Layout
- A-120 - Third Floor Proposed Apartment Layout
- A-130 - Fourth Floor Proposed Apartment Layout
- A-140 - Fifth & Sixth Floor Proposed Apartment Layout..
- A-150 - Proposed Roof Layout
- A-160 - Proposed Apartments Layout - Architecture I
- A-170 - Proposed Apartments Layout - Architecture II
- A-180 - Proposed Apartments Layout - Architecture III
- A-200 - Front Facade at West Westfield Avenue Interior Plaza Elevation
- A-210 - Front Building Facade at West Westfield Avenue Elevation

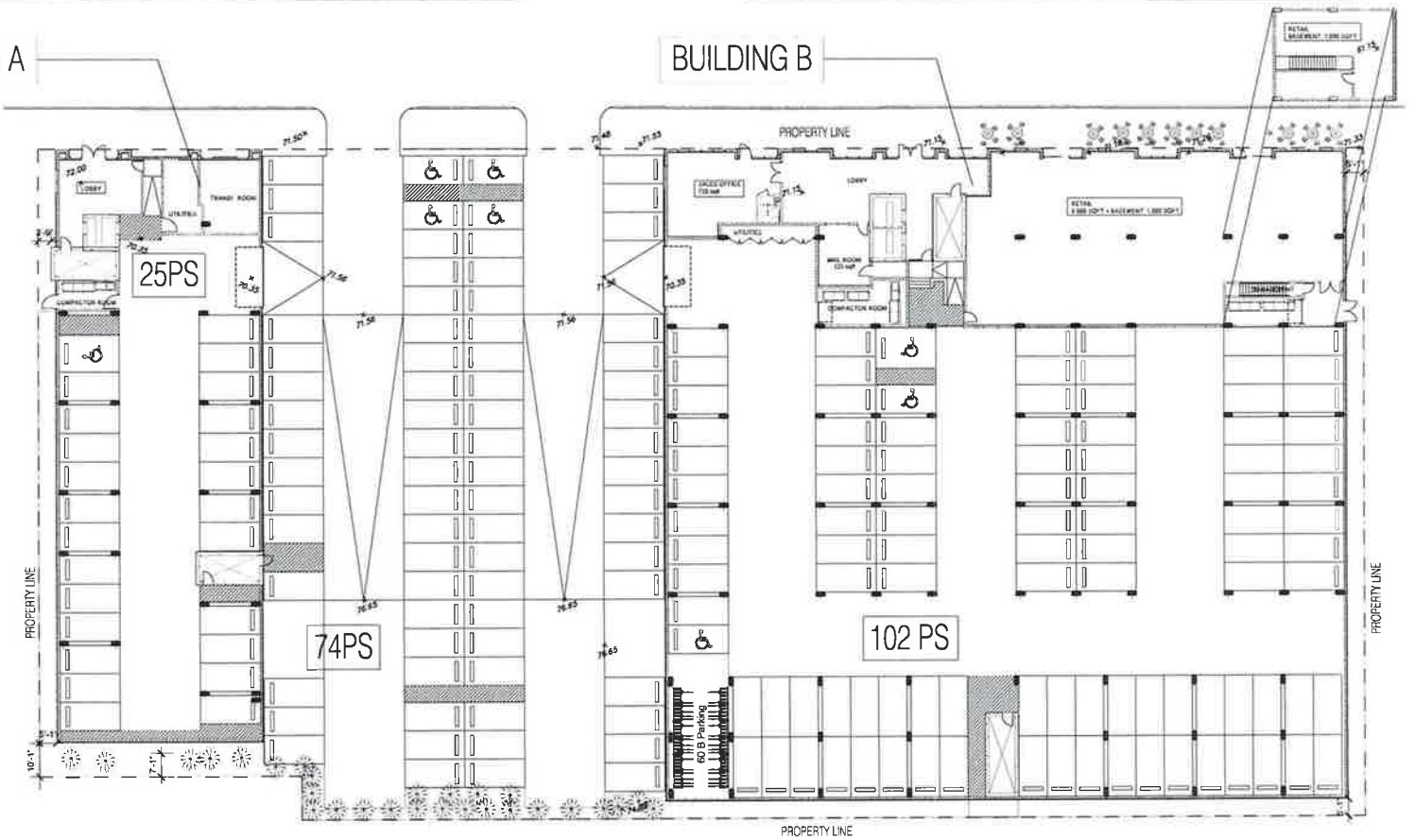
CPA Architecture

Meridia on West Westfield Av.
At Roselle Park
Roselle Park, NJ

TITLE SHEET

T-100

WEST WESTFIELD AVENUE



201 PS AT GROUND LEVEL BUILDING A + BUILDING B + OUTSIDE PLAZA

PROPOSED PARKING LAYOUT - GROUND FLOOR LEVEL ARCHITECTURE

Scale 1/16"=1'-0"

CPA Architects

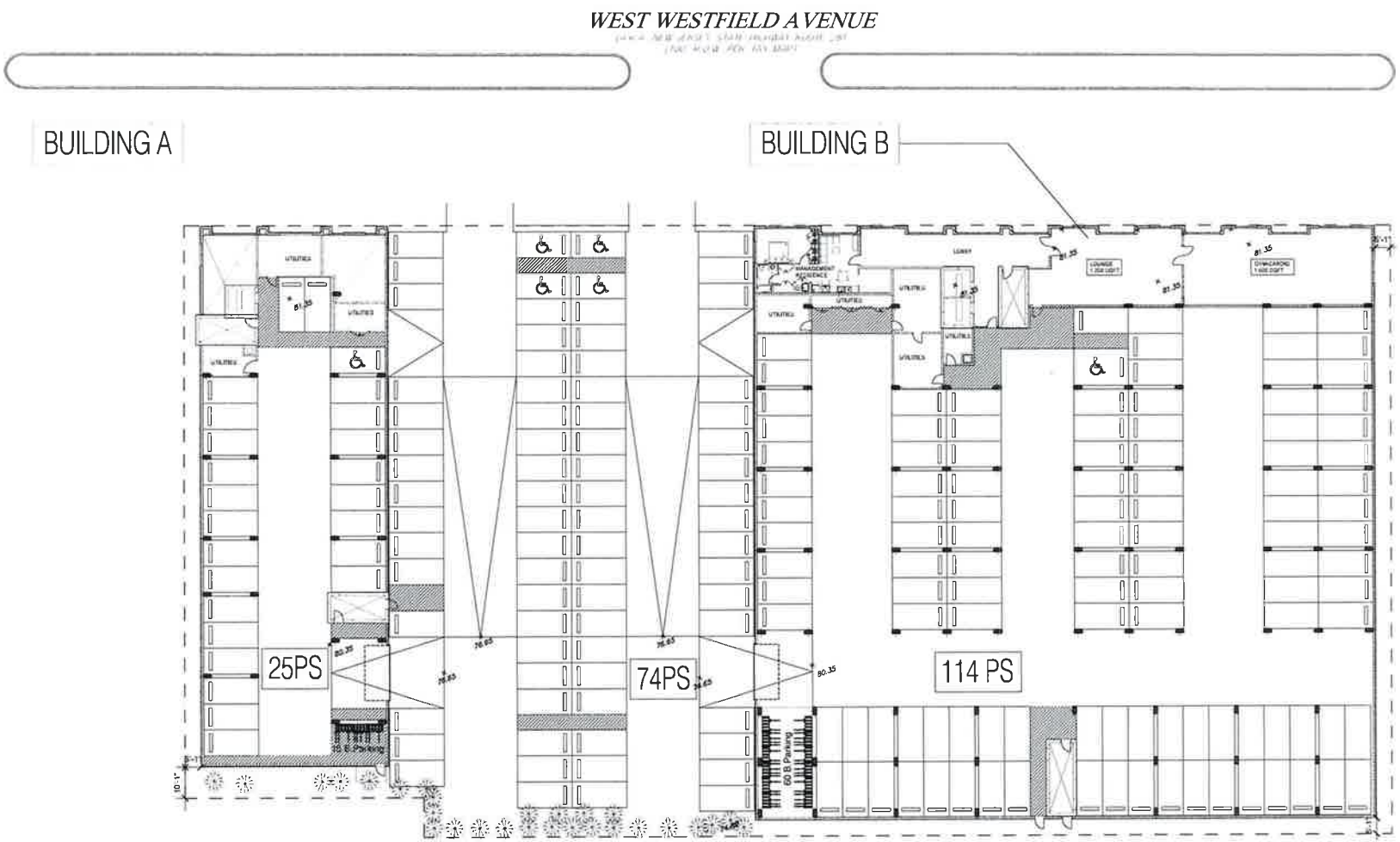
Meridia on West Westfield Av.
At Roselle Park

220, 230, 240 & 250 WEST WESTFIELD AVENUE
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
TAX LOTS 6, 9, 10, 11 & 12 - BLOCK 31

Roselle Park, NJ

GROUND FLOOR
PARKING LAYOUT

A-100



139 PS AT SECOND LEVEL BUILDING A + BUILDING B

PROPOSED PARKING LAYOUT - SECOND FLOOR LEVEL ARCHITECTURE

Scale 1/16"=1'-0"

GPA Architecture

Albert Arencibia R.A.

Christiano Ferreira R.A.

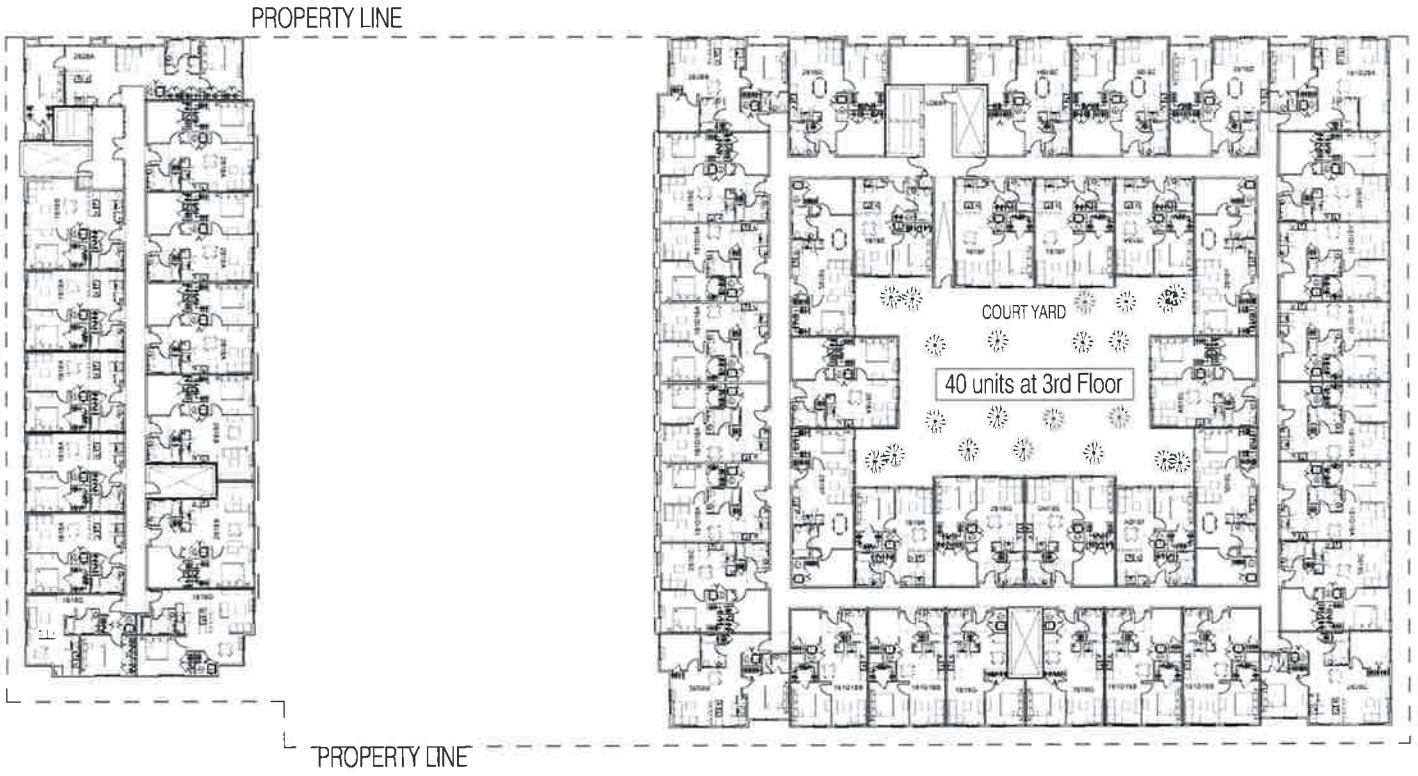
Meridia on West Westfield Av.
At Roselle Park
220, 230, 240, 248 & 250 WEST WESTFIELD AVENUE
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
TAX LOTS 8, 9, 10 11 & 12 Block 314

Roselle Park, NJ

Capodagli Property Company

SECOND FLOOR
PARKING LAYOUT

A-110



PROPOSED APARTMENT LAYOUT - THIRD FLOOR LEVEL ARCHITECTURE

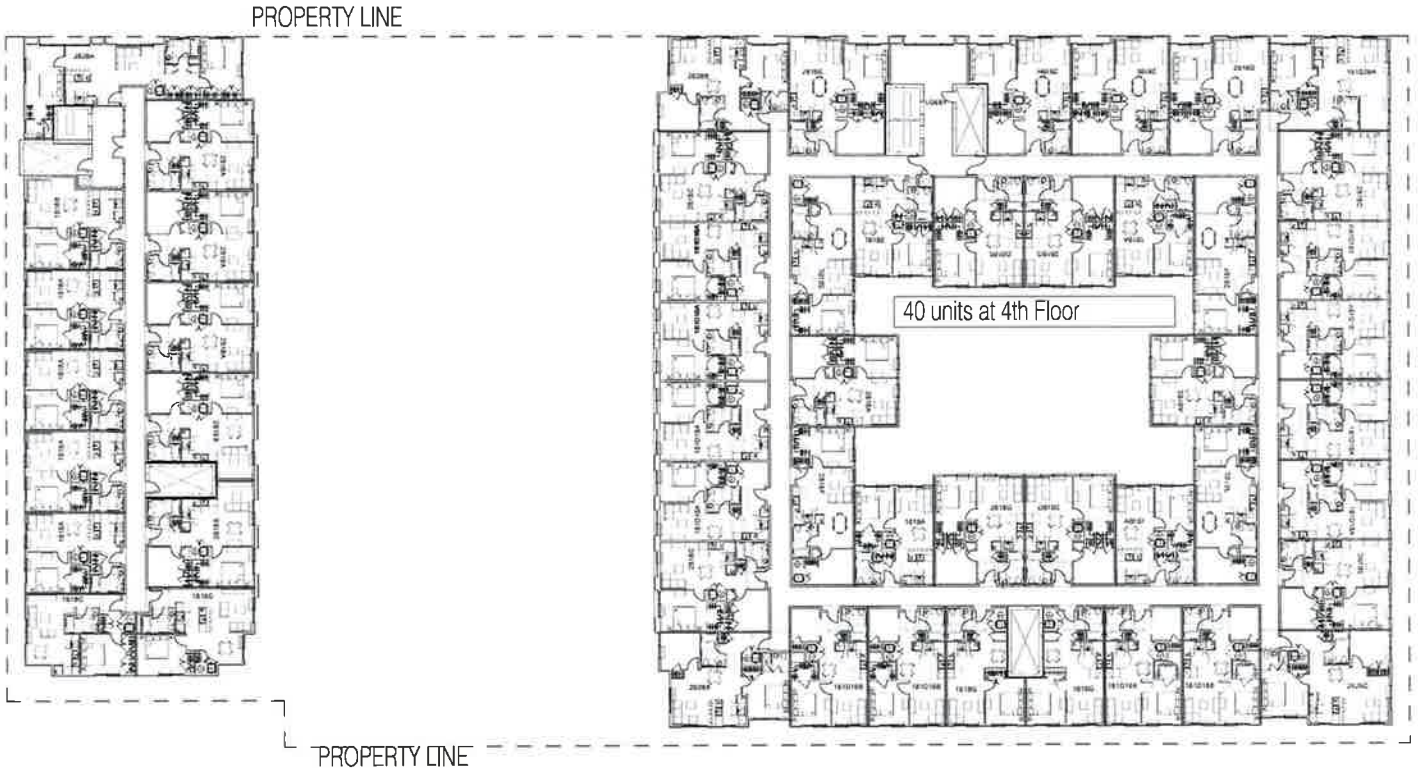
Scale 1/16"=1'-0"

GPA ARCHITECTURE

Meridia on West Westfield Av.
At Roselle Park
270, 230, 240, 248 & 250 WEST WESTFIELD AVENUE,
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
TAX LOTS 8, 9, 10, 11 & 12 Block 314
Roselle Park, NJ

PROPOSED APARTMENT LAYOUT -
THIRD FLOOR LEVEL ARCHITECTURE

A-120



PROPOSED APARTMENT LAYOUT - FOURTH FLOOR LEVEL ARCHITECTURE

Scale 1/16"=1'-0"

CPA Architecture

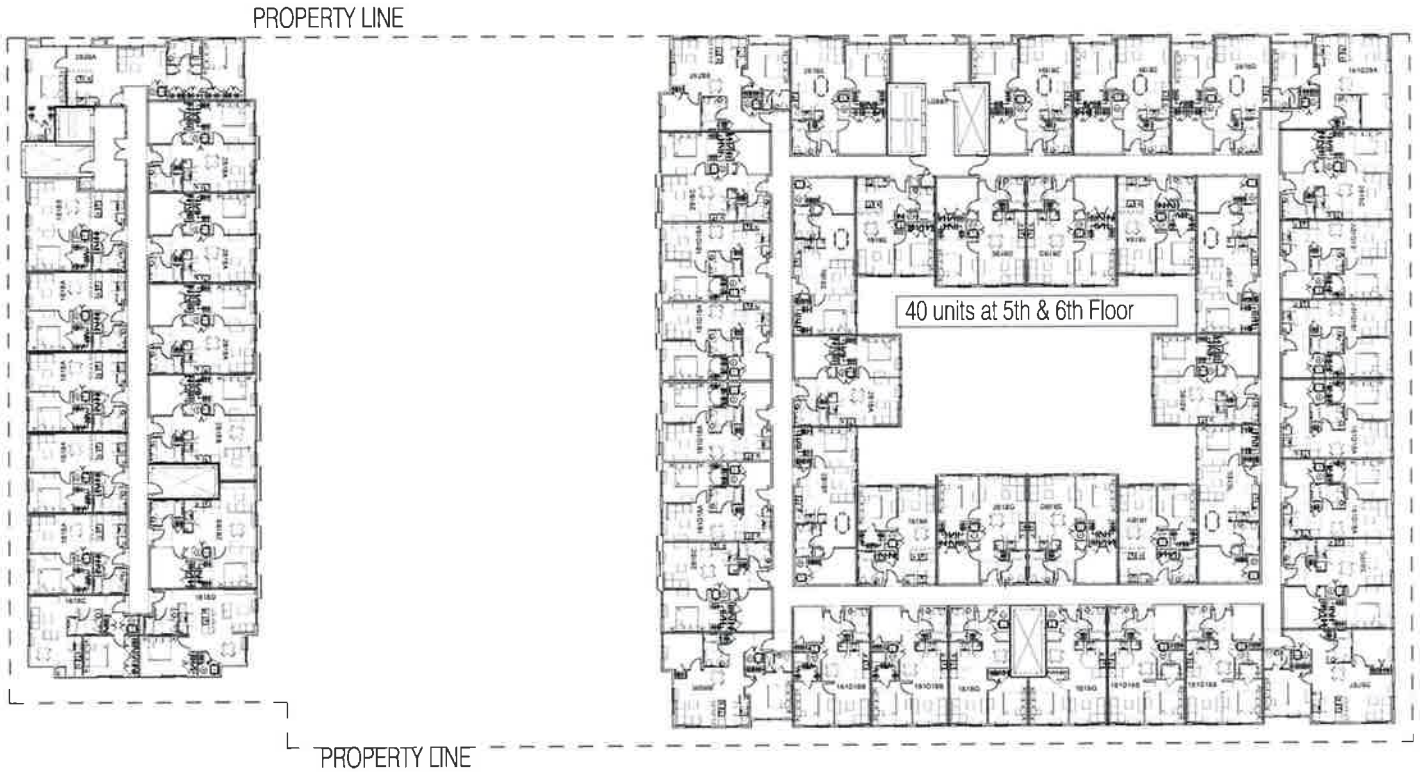
Albert Arenciba, T.A.

Christiano Pereira R.A.

Meridia on West Westfield Av.
At Roselle Park
220, 230, 240, 248 & 250 WEST WESTFIELD AVENUE
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
TAX LOTS 8, 9, 10, 11 & 12 Block 314
Roselle Park, NJ
Cascade Property Company

PROPOSED APARTMENT LAYOUT -
FOURTH FLOOR LEVEL ARCHITECTURE

A-130



PROPOSED APARTMENT LAYOUT - FIFTH AND SIXTH FLOOR LEVEL ARCHITECTURE

Scale 1/16"=1'-0"

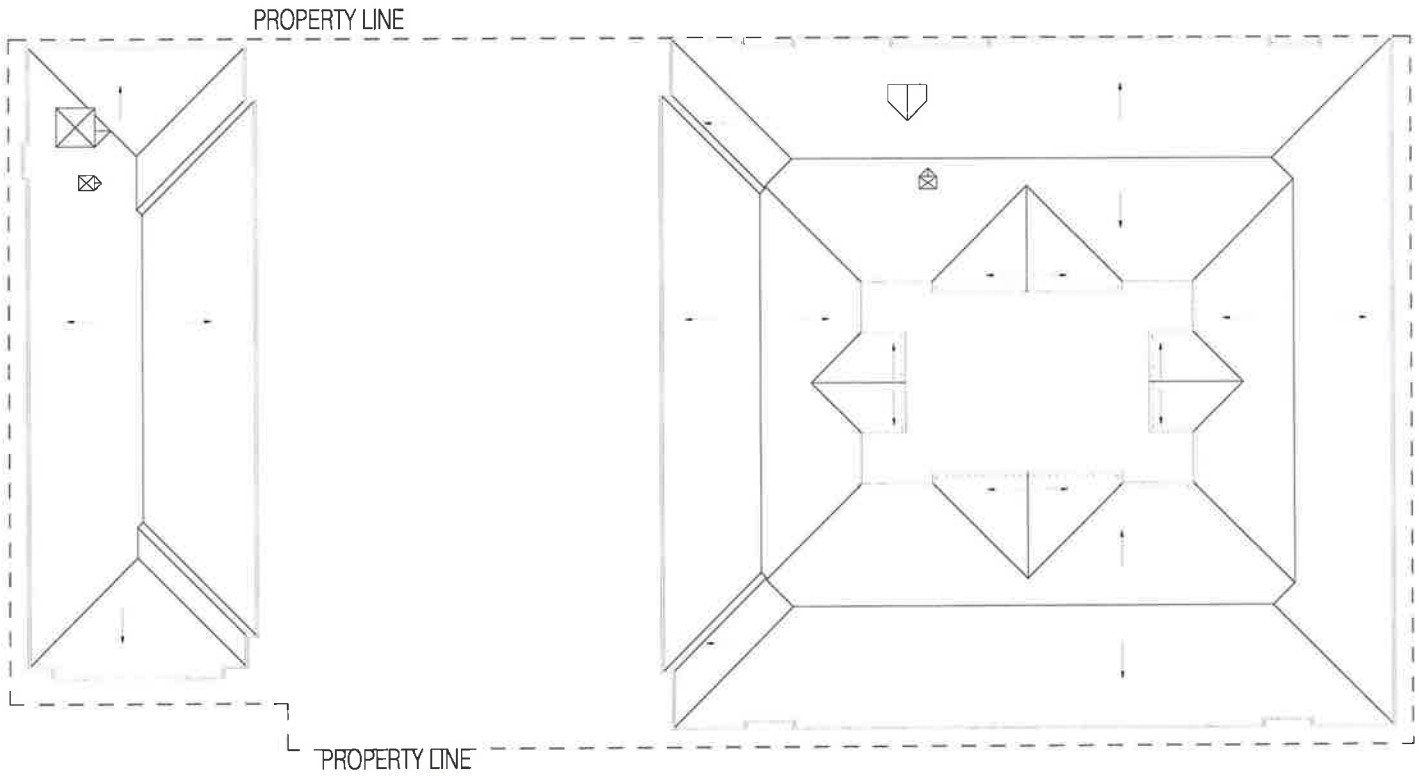
CPA Architecture

Meridia on West Westfield Av.
At Roselle Park

Roselle Park, NJ

DRAWING TITLE:
PROPOSED APARTMENT LAYOUT -
FIFTH AND SIXTH
FLOOR LEVEL ARCHITECTURE

A-140



PROPOSED ROOF LAYOUT - ROOF LEVEL ARCHITECTURE

Scale 1/16"=1'-0"

CPA Architecture

Albert Arancibia R.A.

Christiano Pereira R.A.

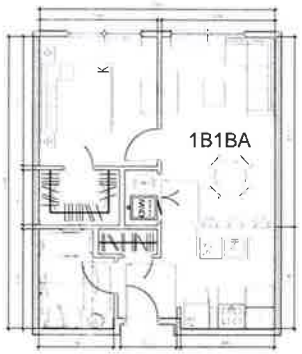
Meridia on West Westfield Av.
At Roselle Park
220, 230, 240, 248 & 250 WEST WESTFIELD AVENUE
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
TAX LOTS 8, 9, 10, 11 & 12 Block 314

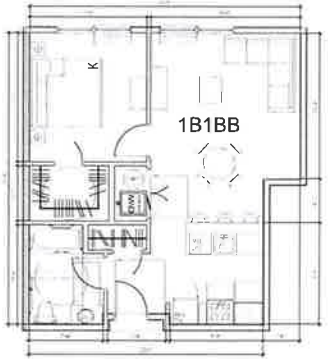
Roselle Park, NJ

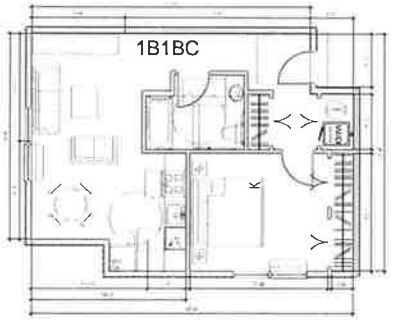
Capacitor Property Company

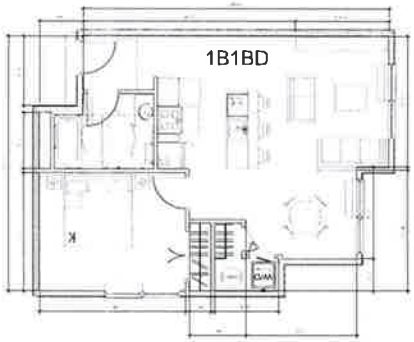
PROPOSED ROOF LAYOUT -
ROOF LEVEL ARCHITECTURE

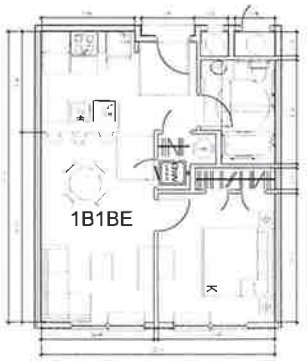
A-150

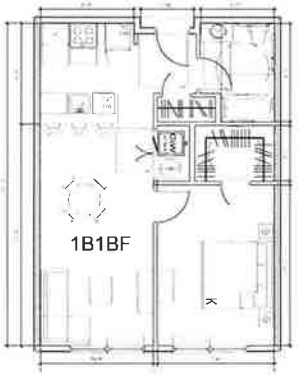


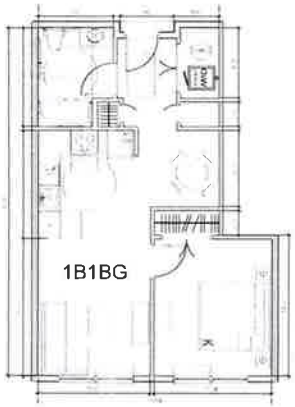






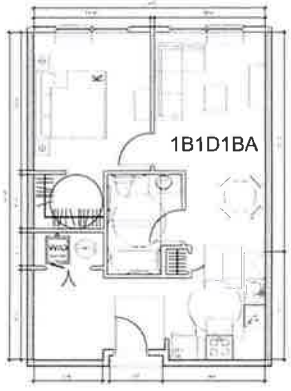


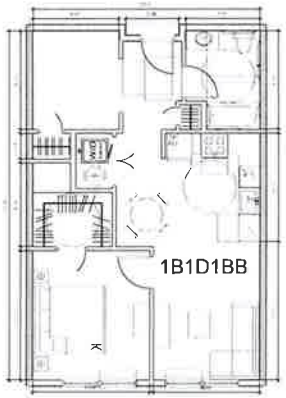




PROPOSED 1 BED - 1 BATH UNITS LAYOUT

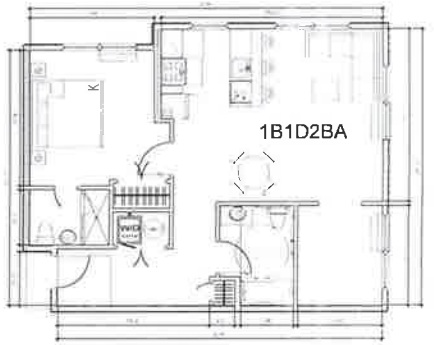
Scale 3/16"=1'-0"





PROPOSED 1 BED - 1 DEN - 1 BATH UNITS LAYOUT

Scale 3/16"=1'-0"



PROPOSED 1 BED - 1 DEN - 2 BATH UNITS LAYOUT

Scale 3/16"=1'-0"

CPA ARCHITECTURE

Albert Argentina, P.A.

Cristiano Porcos H.A.

REVISIONS

#1 2/08/2011 REVISION ELEVATION CHANGES

#2 2/21/2011 REVISION ELEVATION / PLAN CHANGES

PROJECT

Meridia on West Westfield Av. At Roselle Park

220, 230, 240, 248 & 250 WEST WESTFIELD AVENUE
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
TAX LOTS 8, 9, 10, 11 & 12 Block 314

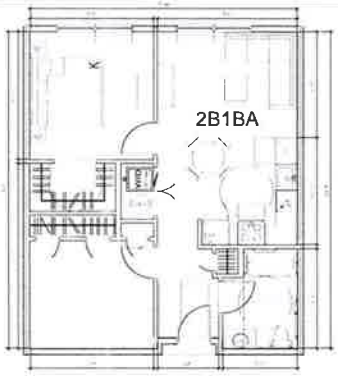
Roselle Park, NJ

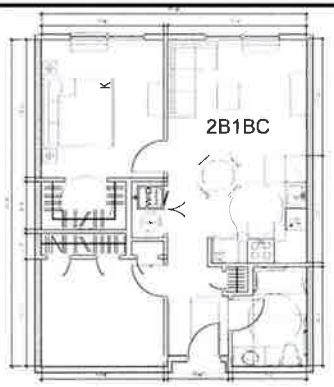
Capodarco Property Company

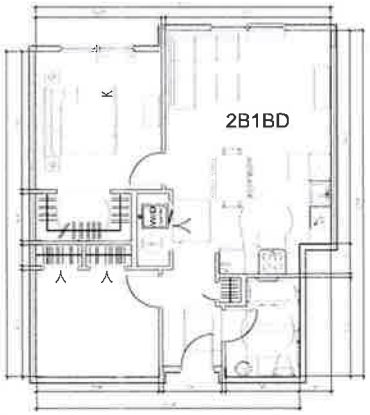
DRAWING TITLE

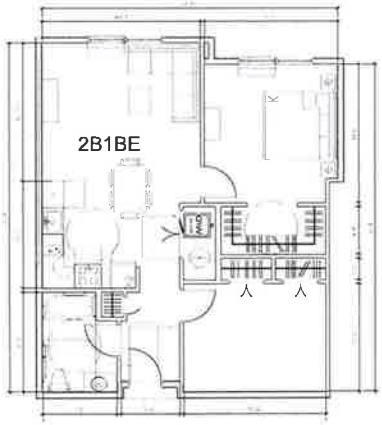
PROPOSED APARTMENT LAYOUT - ARCHITECTURE I

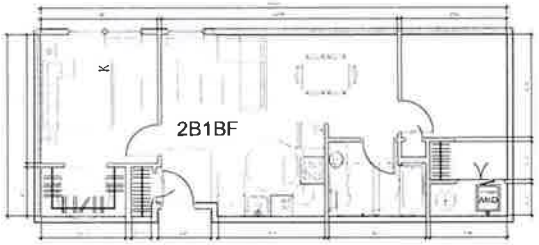
A-150

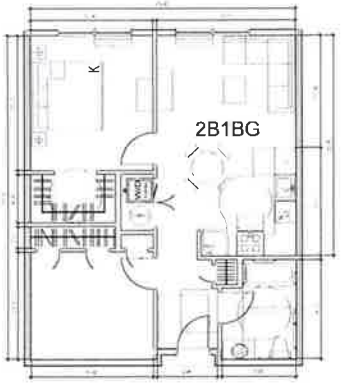


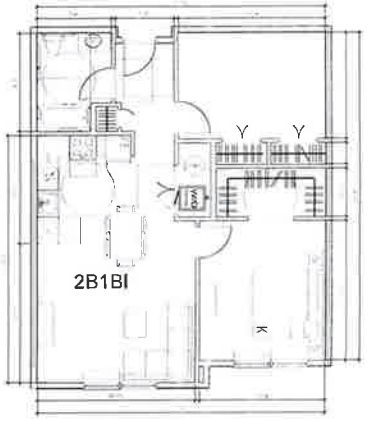


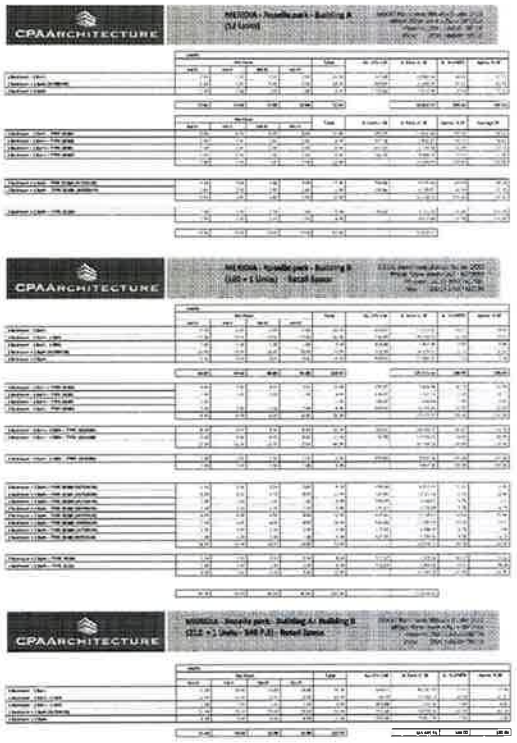












PROPOSED 2 BED - 1 BATH UNITS LAYOUT

Scale 3/16"=1'-0"

CPA Architecture

Abgni Akpenyi, R.A

Christiano Polonio R.A

Meridia on West Westfield Av.
At Roselle Park

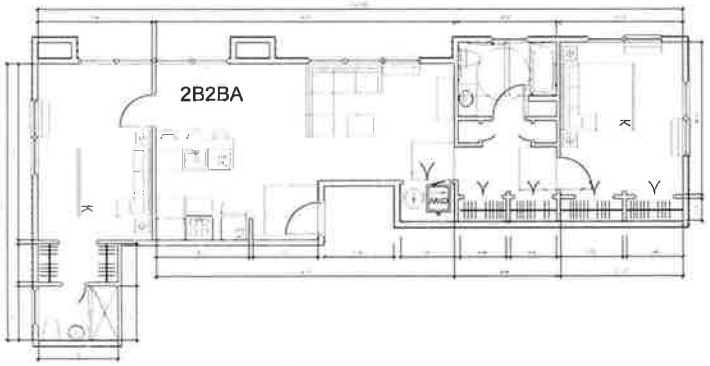
220, 240, 248 & 250 WESTFIELD AVENUE,
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
TAX LOTS 8, 9, 10, 11 & 12 Block 32

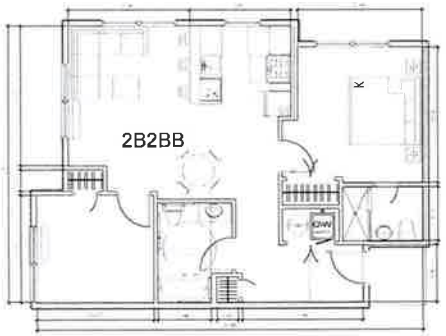
Roselle Park, NJ

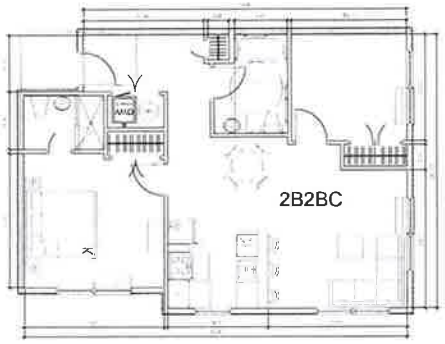
Constag Property Company

PROPOSED APARTMENT LAYOUT - ARCHITECTURE II

A-170

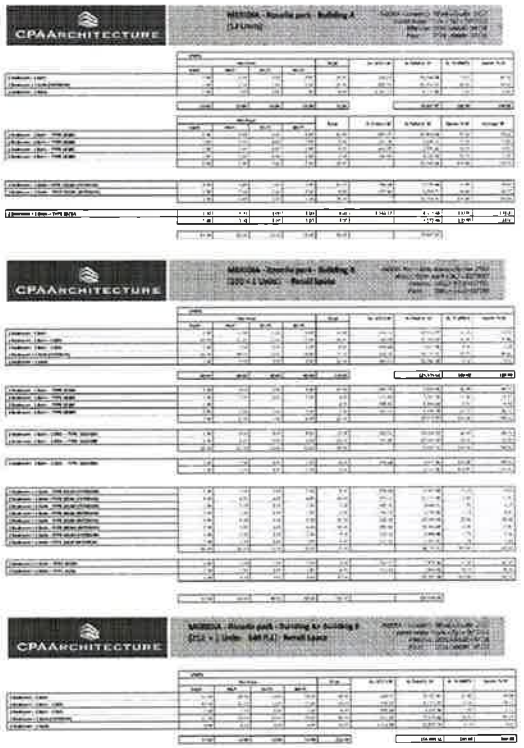


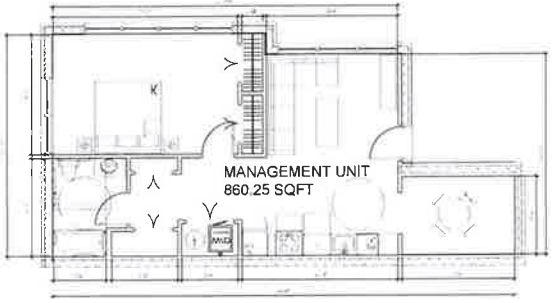




PROPOSED 2 BED - 2 BATH UNITS LAYOUT

Scale 3/16"=1'-0"





PROPOSED 1 BED - 1 BATH MANAGEMENT UNIT LAYOUT

Scale 3/16"=1'-0"

CPA Architecture

Albert Arancibia R.A.

Christiano Pereira R.A.

Meridia on West Westfield Av.
At Roselle Park

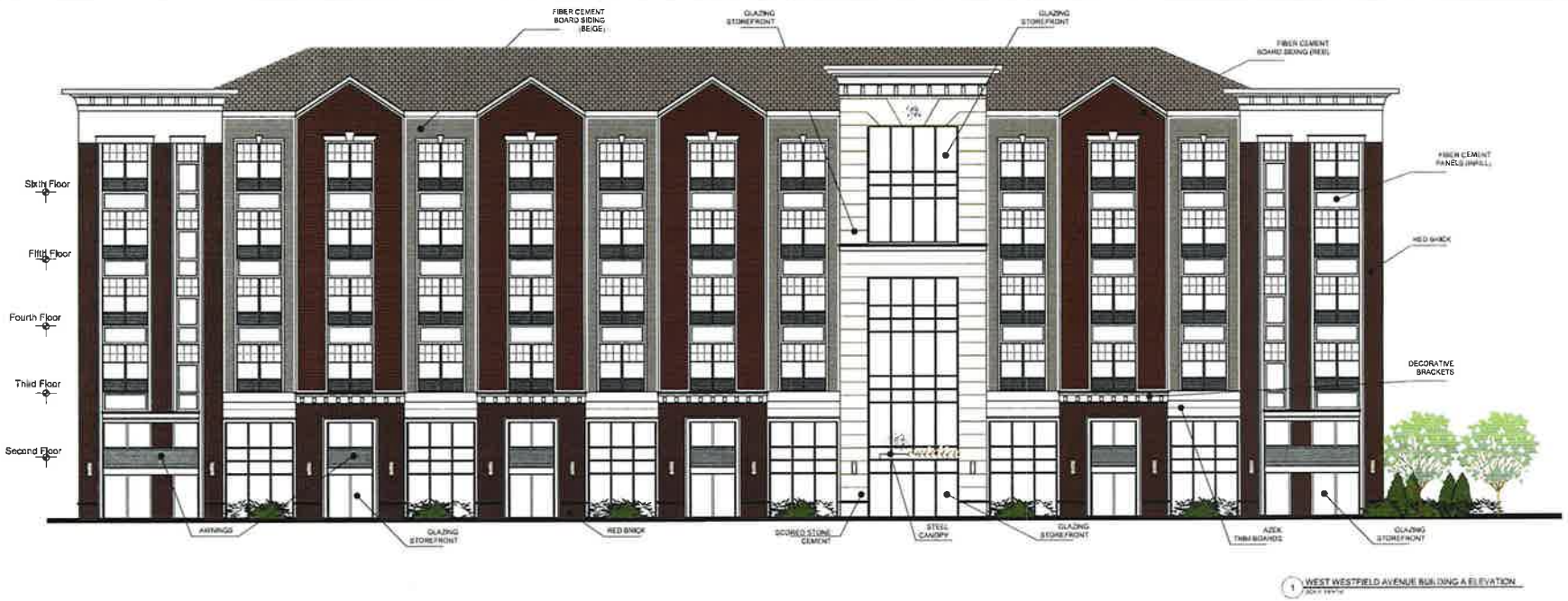
226, 230, 240, 248 & 250 WEST WESTFIELD AVENUE,
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
TAX LOTS 8, 9, 10, 11 & 12 Block 314

Roselle Park, NJ

Capodagli Property Company

PROPOSED APARTMENT LAYOUT - ARCHITECTURE III

A-180



1 WEST WESTFIELD AVENUE BUILDING A ELEVATION

2 WEST WESTFIELD AVENUE BUILDING B ELEVATION

CPA Architects

Meridia on West Westfield Av.
At Roselle Park

TAX LOTS 8, 9, 10, 11 & 12 Block 318

Roselle Park, NJ

FRONT BUILDINGS FACADE
AT WEST WESTFIELD AVENUE

A-210

1 WEST WESTFIELD AVENUE ELEVATION

2 BUILDING B INTERIOR PLAZA ELEVATION

CPA Architecture

Alcon Arendola P.A.
Christiano Ferreira P.A.

Meridia on West Westfield Av.
At Roselle Park
220, 230, 240, 248 & 250 WEST WESTFIELD AVENUE
BOROUGH OF ROSELLE PARK, UNION COUNTY, NJ
Roselle Park, NJ
Copyright Property Company

FRONT FACADE AT WEST WESTFIELD AVENUE
INTERIOR PLAZA ELEVATION

A-200

SITE PLAN
FOR
MERIDIA ON WESTFIELD

BLOCK 314 LOTS 8 THRU 12 (TAX MAP SHEET 3)
BOROUGH OF ROSELLE PARK
UNION COUNTY, NEW JERSEY

PROPERTY OWNERS & UTILITIES WITHIN 200 FT OF SUBJECT TRACT

[illegible]

BLOCK	LOT	PROPERTY OWNER
[illegible]	[illegible]	TLATLENCO MONTES, FABIAN 108 ROOSEVELT STREET ROSELLE PARK NJ 07204
[illegible]	[illegible]	ANGELMIL GROUP INC 257 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	ORLANDO, FRANK M & MADELINE T 305 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	ORLANDO, FRANK M & MADELINE T 307 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	NACCARATO, VINCENZO & GAETANA 311-313 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	RAMNACI, SALVATORE 105 ROOSEVELT STREET ROSELLE PARK NJ 07204
[illegible]	[illegible]	PICARELLI, T & F, PICARELLI ANNA 997 BEATRICE PKWY EDISON NJ 08820
[illegible]	[illegible]	DUQUE, JESUS & ESCOBAR NIDIA 112 COLUMBUS PLACE ROSELLE PARK NJ 07204
[illegible]	[illegible]	DEMMA ROBERTA 108 COLUMBUS PLACE ROSELLE PARK NJ 07204
[illegible]	[illegible]	BAVOSA, ANNA 241 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	ZHANG, MING 245 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	[illegible] REAL ESTATE LLC 247 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	SMITH, MAY 253 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	RESTREPO, JORGE 239 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	DANG HO, TRUNG 426 BROOKSIDE PL CRANFORD NJ 07016
[illegible]	[illegible]	VIKING PLMBG & HEATING SUPPLY CO 107 COLUMBUS PLACE ROSELLE PARK NJ 07204
[illegible]	[illegible]	BOUNANCI, JOHN J 81 VAN NESS TERRACE MAPLEWOOD NJ 07040
[illegible]	[illegible]	225 WEST WESTFIELD LLC 89 MAC BELLE DRIVE CLARK NJ 07066
[illegible]	[illegible]	CUSUMANO, JEFFREY 209-215 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	GARIDAN REAL ESTATE LLC 141 CHESTNUT ST ROSELLE PARK NJ 07204
[illegible]	[illegible]	ASHFORD PROP C/O DOYLE PROPERTY MGT 219 SOUTH ST SUITE 106 NEW PROVIDENCE NJ 07974
[illegible]	[illegible]	MATAILEH, MOUSA & LENODY, AHMED 301 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	LINNOS, LLC 4 SYCAMORE WAY WARREN NJ 07059
[illegible]	[illegible]	CAD ASSOC[illegible] KELLY INC 43 57 HARRISON AVE HARRISON NJ 07029
[illegible]	[illegible]	GLOBE FOOTWEAR CORPORATION 180 WESTFIELD AVENUE WEST ROSELLE PARK NJ 07204
[illegible]	[illegible]	ATHENS HOLDINGS LLC PO BOX 480 ROSELLE PARK NJ 07204
[illegible]	[illegible]	CONSOLIDATED RAIL CORP - TAX DEPT P.O. BOX 8499 PHILADELPHIA PA 1910[illegible]

BOROUGH OF ROSELLE

BLOCK	LOT	PROPERTY OWNER
470	1	SHAHANI LLC 356 WEST 1ST AVENUE ROSELLE NJ 07203
473	2	PARIKH, JITENDRA & GEETA 350 WEST 1ST AVENUE ROSELLE NJ 07203
473	3.01	JIMCO MANAGEMENT INC 330 340 WEST 1ST AVENUE ROSELLE NJ 07203
473	4	JIMCO MANAGEMENT INC 322 WEST 1ST AVENUE ROSELLE NJ 07203
473	5	LOUREIRO & PEREIRA, LLC 320 WEST 1ST AVENUE ROSELLE NJ 07203
473	6	JAC RLTY ENTERPRISES, LLC 314 WEST 1ST AVENUE ROSELLE NJ 07203
530	3	MADORMA, MARY 7 FOREST AVENUE CRANFORD NJ 07016
530	4	AVS REALTY, LLC 410 WEST 1ST AVENUE ROSELLE NJ 07203
530	5	ELIZABETHTOWN WATER AMERICAN [illegible] PO BOX 5627 CHERRY HILL NJ 08034
530	6	4 220 ABSC LLC 340 BAY STREAM DRIVE TOMS RIVER NJ 08753

UTILITIES

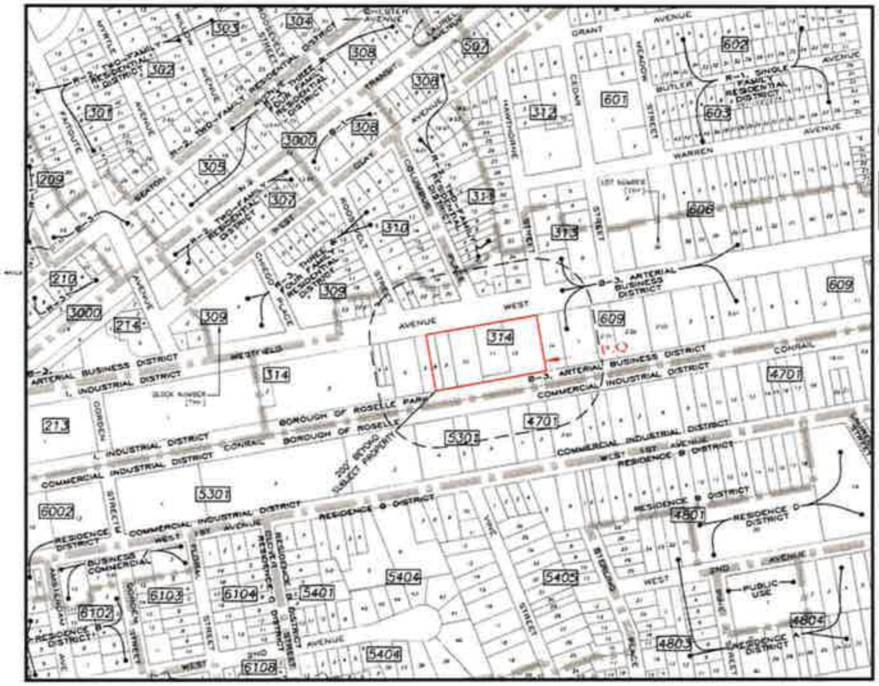
CONRAIL
CONSOLIDATED RAIL CORP
PROPERTY TAX DEPT
PO BOX 8500-4450
PHILADELPHIA PA 19178-4450

COMCAST CABLE
800 RAHWAY AVENUE
UNION NEW JERSEY 07083

NJ AMERICAN WATER CO
ATTN CORRESPONDENCE
PO BOX 578
ALTON IL 62002

VERIZON
540 BROAD STREET
NEWARK NJ 07101

ELIZABETH GAS COMPANY
1 ELIZABETH PLAZA
UNION NJ 07083



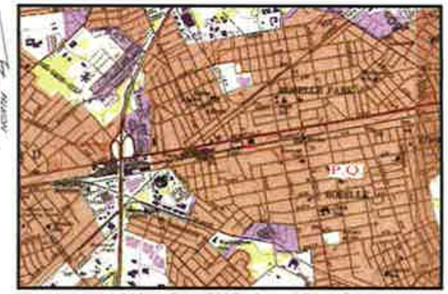
SOURCE (ZONE BOUNDARIES) BOROUGH OF ROSELLE PARK ZONING MAP, DATED AUGUST 10 1999 AMENDED 11/04/99 AND OVERLAYED ONTO NJDEP GIS DATA

KEY MAP

GRAPHIC SCALE SCALE 1"=200'

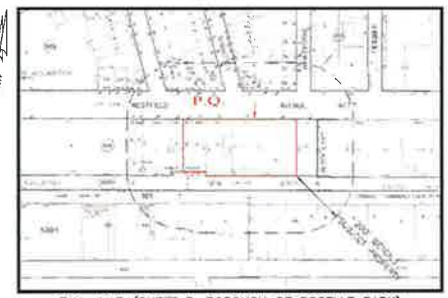
LIST OF DRAWINGS

1. TITLE PAGE
2. DEMOLITION PLAN
3. SITE DIMENSION PLAN
4. GRADING & UTILITY PLAN
5. SOIL EROSION AND SEDIMENT CONTROL PLAN.
6. CONSTRUCTION DETAILS, SHEET 1
7. CONSTRUCTION DETAILS, SHEET 2
8. LIGHTING/LANDSCAPING PLAN



USGS MAP – ROSELLE QUADRANGLE

2012 AERIAL PHOTO



TAX MAP (SHEET 3, BOROUGH OF ROSELLE PARK)

OWNER/APPLICANT:
MERIDIA ON WESTFIELD ROSELLE PARK, LLC
201 SOUTH WOOD AVENUE
LINDEN NEW JERSEY 07036
PHONE (973) 694-3000

BOROUGH OF ROSELLE PARK LAND USE BOARD
THIS PLAN IS APPROVED BY THE BOROUGH OF ROSELLE PARK PLANNING BOARD / ZONING BOARD ON ______

CHAIRMAN ______ DATE
SECRETARY ______ DATE
MUNICIPAL ENGINEER ______ DATE

MCB ENGINEERING ASSOCIATES, L.L.C.
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-8880 – FACSIMILE: (973) 812-8881

MAY 24, 2016

DATE	REVISIONS
08/15/16	PER ENGINEERS DRAFT LETTER DATED JULY 28, 2016
07/22/16	COMPLIANCE REVIEW #1
06/27/16	REVISE RETAIL SPACE AND PARKING CALCULATION
06/21/16	REVISED PER UPDATED ARCHITECTURAL PLAN
06/20/16	REVISED PER UPDATED ARCHITECTURAL PLAN

REVISIONS

MERIDIA ON WESTFIELD
250 & 250 WESTFIELD AVENUE WEST
BLOCK 314 LOTS 8 THRU 12
BOROUGH OF ROSELLE PARK
UNION COUNTY, NEW JERSEY

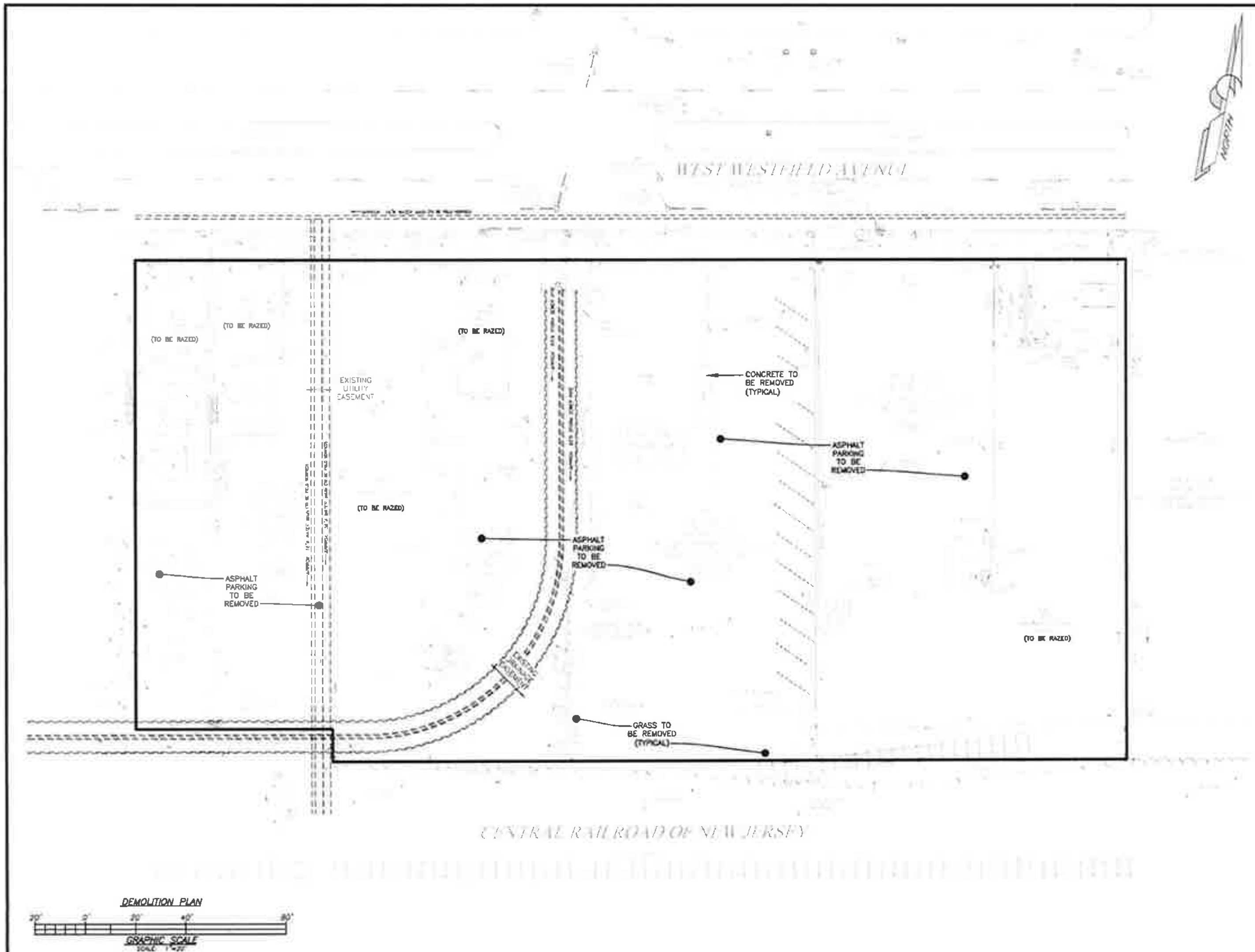
TITLE PAGE

PLH	FDMc	05/24/16	NOTED	1 of 8	3725

MCB ENGINEERING ASSOCIATES, LLC
P O BOX 588 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE (973) 812-8880 – FACSIMILE (973) 812-8881

PATRICK D. McCLELLAN
MATTHEW G. CLARK

1 OF 8



GENERAL DEMOLITION NOTES

1. THE DEMOLITION CONTRACTOR AND ALL PERSONNEL, SUBCONTRACTORS AND EQUIPMENT SHALL BE LICENSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS FOR THE DEMOLITION, HAULING AND DISPOSAL OF SOLID WASTE AND DEMOLISHED MATERIALS.
2. THE DEMOLITION CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING BUILDINGS, VEGETATION AND SITE IMPROVEMENTS AS SHOWN ON THE DEMOLITION PLAN, INCLUDING ASPHALT AND CONCRETE PAVEMENT, SIDEWALKS, FLOORS, AND FOUNDATIONS, EXCEPT FOR THOSE ITEMS SPECIFICALLY ENUMERATED ON THE PLANS. EXTRAORDINARY CARE SHALL BE TAKEN TO PROTECT THE REMAINING EXISTING UTILITIES ON SITE, INCLUDING THE TWO 60" RCP AND THE TWO DIP WATER MAINS. ALL DEMOLITION AND REMOVAL WORK SHALL BE IN ACCORDANCE WITH PROCEDURES AND DECONTAMINATION STEPS RECOMMENDED BY THE PROJECT OWNER'S ENVIRONMENTAL ENGINEER. REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, RULES AND REGULATIONS. DISPOSAL SHALL BE OFF-SITE AT LANDFILLS OR RECYCLING CENTERS AUTHORIZED AND LICENSED BY THE NJ DEPT OF ENVIRONMENTAL PROTECTION. NO DEMOLISHED MATERIALS SHALL BE BURIED OR BLENDED IN ON THE SITE, AND NO REMNANTS OF BUILDINGS AND FOUNDATIONS SHALL BE LEFT IN THE GROUND.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY FEDERAL, STATE AND LOCAL DEMOLITION AND ENVIRONMENTAL APPROVALS AND PERMITS PRIOR TO THE COMMENCEMENT OF DEMOLITION AND REMOVAL WORK. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY REQUIRED ROAD OPENING PERMIT OR BLASTING PERMIT.
4. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF EXISTING WATER AND SEWER SERVICES WITH THE CITY. ALL ABANDONED SERVICE CONNECTIONS SHALL BE PLUGGED AND CAPPED IN ACCORDANCE WITH THE STANDARDS AND DIRECTION OF THE CITY. PRIOR TO FINAL ABANDONMENT, THE CONTRACTOR SHALL PROVIDE TIES AND MEASUREMENTS TO THE PROJECT OWNER AND THE CITY ENGINEER FOR RECORD PURPOSES.
5. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF EXISTING UTILITIES WITH THE OWNER OF THE UTILITY.
6. THE DEMOLITION CONTRACTOR SHALL COORDINATE WITH THE SITE REMEDIATION CONTRACTOR, AND SHALL PROTECT ANY ENVIRONMENTAL MONITORING WELLS OR DEVICES.
7. THE DEMOLITION CONTRACTOR SHALL LEAVE THE SITE IN A STABILIZED CONDITION ACCEPTABLE TO THE CITY, INCLUDING INSTALLATION OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

REFERENCES

1. SUBJECT PROPERTY KNOWN AS BLOCK 314 LOTS 8 THRU 12 (200 & 250 WESTFIELD AVENUE WEST) AS SHOWN ON THE BOROUGH OF ROSELLE PARK TAX MAP SHEET NUMBER 3 DATED DECEMBER 12, 1972 LAST REVISED 1986. TOTAL TRACT AREA IS 78,480 SF OR 1.80 ACRE(S).
2. BOUNDARY SURVEY, TOPOGRAPHY AND SITE PLANIMETRICS FROM A PLAN TITLED, "BOUNDARY & TOPOGRAPHIC SURVEY TAX LOTS 8, 9, 10, 11 & 12 BLOCK 314 200, 220, 240, 248 & 250 WEST WESTFIELD AVENUE BOROUGH OF ROSELLE PARK UNION COUNTY NEW JERSEY" PREPARED BY EPA CONSULTING DATED 01/18/2016 NO REVISION.
3. PROPOSED BUILDING SIZE, LOCATION, AND ELEVATIONS FROM A PLAN BY EPA ARCHITECTURE TITLED "MERIDIA ROSELLE PARK" DATED 03/23/16 NO REVISION.
4. HORIZONTAL DATUM BASED ON SURVEY FROM NOTE 2 ABOVE. VERTICAL DATUM IS ALSO BASED FROM NOTE 2 ABOVE AND IS NAVD-88 (NATIONAL AMERICAN VERTICAL DATUM).

MERIDIA ON WESTFIELD
200 & 250 WESTFIELD AVENUE WEST
BLOCK 314 LOTS 8 THRU 12
BOROUGH OF ROSELLE PARK
UNION COUNTY, NEW JERSEY

DEMOLITION PLAN — 2 of 8

PLH	FDMc	07/22/16	1"=20'	3725

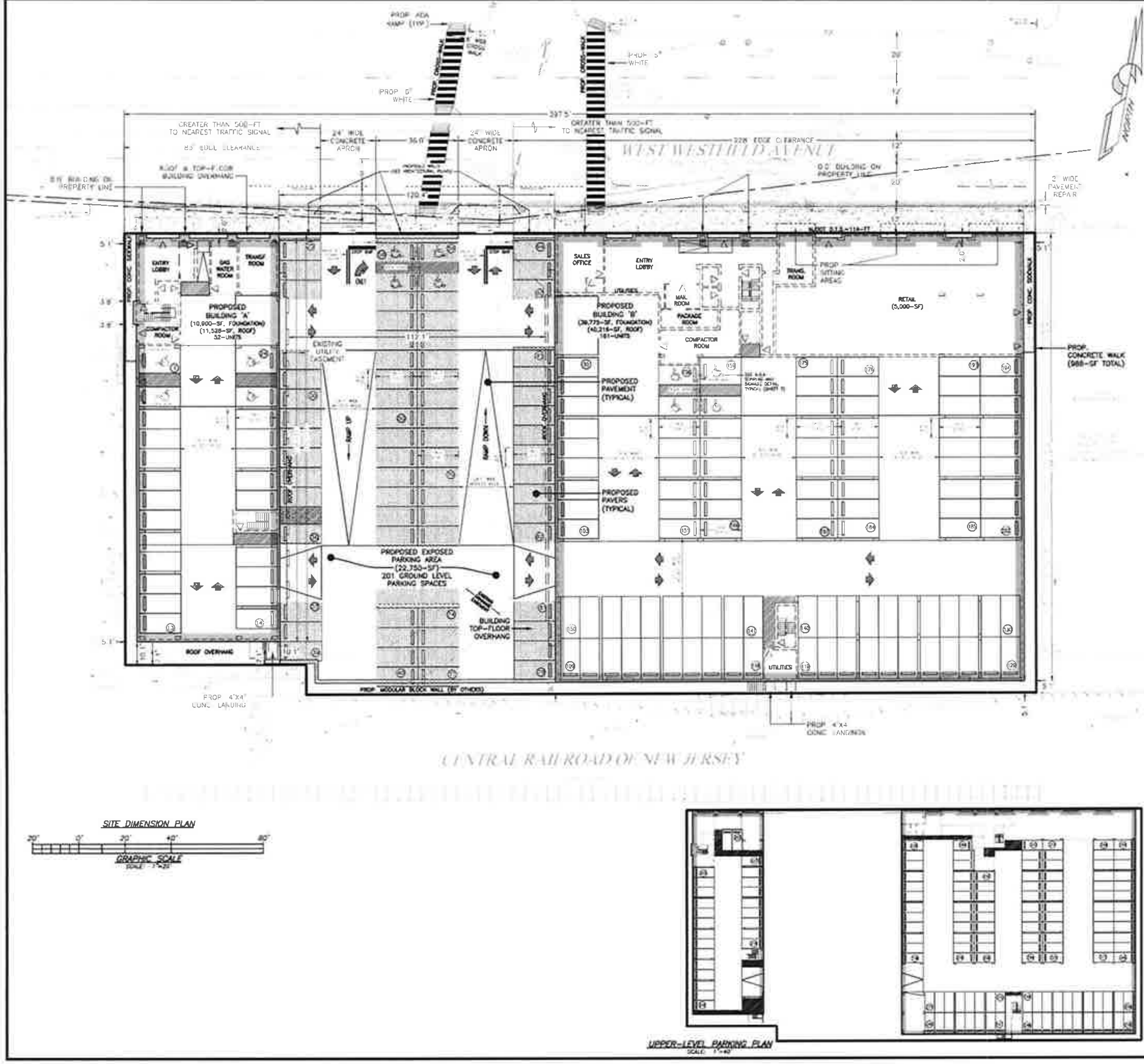
REVISIONS

DATE	REVISIONS
08/15/16	PER ENGINEERS DRAFT LETTER DATED JULY 29, 2016
07/22/16	NEW SHEET ADDED

Meridia Capital Property

MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 500, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0500
PHONE (973) 812-8880 - FACSIMILE (973) 812-6681
PATRICK D. McCLELLAN
MATTHEW O. CLARK

2 OF 8



ZONING INFORMATION TABLE

WEST WESTFIELD AVENUE REDEVELOPMENT PLAN	EXISTING	REQUIRED (REDEVELOPMENT PLAN)	PROPOSED (REDEVELOPMENT PLAN)
MINIMUM LOT AREA (ACRES)	1.807-AC	1.00-AC	1.807-AC
MAXIMUM BUILDING COVERAGE 1	27.8%	90%	63.9%
MAXIMUM IMPERVIOUS COVERAGE 2	87.8%	95%	95%
MAXIMUM BUILDING HEIGHT (STORIES)	1 STORY	6 STORIES	6 STORIES
MAXIMUM BUILDING HEIGHT (FEET) 3	21.7-FT	72-FT	74.0-FT *
MINIMUM FRONT YARD	0.0-FT	0-FT	0.0-FT
MINIMUM SIDE YARD (ONE)	0.0-FT	3-FT	3.8-FT
MINIMUM SIDE YARD (COMBINED)	4.1-FT	6-FT	8.9-FT
MINIMUM REAR YARD	13.7-FT	0-FT	7.1-FT
MIN. DISTANCE BETWEEN BUILDINGS 4	N/A	74.0-FT *	112.1-FT
MAXIMUM DENSITY (UNITS/AC)	N/A	120 UNITS/AC	119.2 UNITS/AC
PROPOSED PARKING REQUIREMENTS 5	N/A	1.5 SPACES/UNIT	1.57 SPACES/UNIT

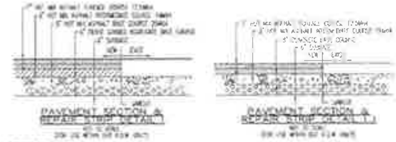
ZONING INFORMATION NOTES [illegible]

PROPOSED PARKING SUMMARY

LOWER-LEVEL SPACES (WITHIN BUILDINGS)	136-SPACES
UPPER-LEVEL SPACES (WITHIN BUILDINGS)	144-SPACES
EXPOSED SPACES	74-SPACES
TANDEM/STACKED SPACES	122-SPACES
TOTAL SPACES PROVIDED	358-SPACES

REFERENCES

1. SUBJECT PROPERTY KNOWN AS BLOCK 214 LOTS 8 THRU 12 (200 & 250 WESTFIELD AVENUE WEST) AS SHOWN ON THE BOROUGH OF ROSELLE PARK TAX MAP SHEET NUMBER 3 [illegible]. TOTAL TRACT AREA IS [illegible] SF OR 1.80 ACRES.
2. BOUNDARY SURVEY, TOPOGRAPHY AND SITE PLANIMETRICS FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY TAX LOTS 8, 9, 10, 11 & 12 BLOCK 214 [illegible] WEST WESTFIELD AVENUE BOROUGH OF ROSELLE PARK UNION COUNTY NEW JERSEY" PREPARED BY [illegible] CONSULTING DATED [illegible] NO REVISION.
3. PROPOSED BUILDING SIZE, LOCATION, AND ELEVATIONS FROM A PLAN BY [illegible] ARCHITECTURE TITLED "MERIDIA ROSELLE PARK" DATED [illegible] NO REVISION.
4. HORIZONTAL DATUM BASED ON SURVEY FROM NOTE 2 ABOVE. VERTICAL DATUM IS ALSO BASED FROM NOTE 2 ABOVE AND IS NAVD-88 (NATIONAL AMERICAN VERTICAL DATUM).
5. SEPARATE NJDOT UTILITY OPENING PERMITS MAY BE REQUIRED.
6. STANDARD ROADWAY CONSTRUCTION/TRAFFIC CONTROL/BRIDGE CONSTRUCTION DETAILS BOOKLET, 2007, AND STANDARD ELECTRICAL DETAILS BOOKLET, 2007, ARE APPLICABLE TO THIS PROJECT EXCEPT FOR THOSE DETAILS CONTAINED HEREIN.



PAVEMENT SECTION & REPAIR STRIP DETAIL

PAVEMENT SECTION & REPAIR STRIP DETAIL

NOTES

1. THIS PLAN SHOWS THE "AT GRADE" PARKING LEVEL. SEE ARCHITECTURAL PLANS FOR 2ND PARKING LEVEL PLAN.
2. REFER TO THE ARCHITECTURAL PLANS FOR DIMENSION THAT ARE SHOWN HEREON.

DATE	REVISIONS
09/15/16	PER ENGINEERS DRAFT LETTER DATED JULY 29, 2016
07/22/16	COMPLIANCE REVIEW #1
07/27/16	REVISE RETAIL SPACE AND PARKING CALCULATION
08/21/16	REVISED PER UPDATED ARCHITECTURAL PLAN
08/22/16	REVISED PER UPDATED ARCHITECTURAL PLAN

Meridia

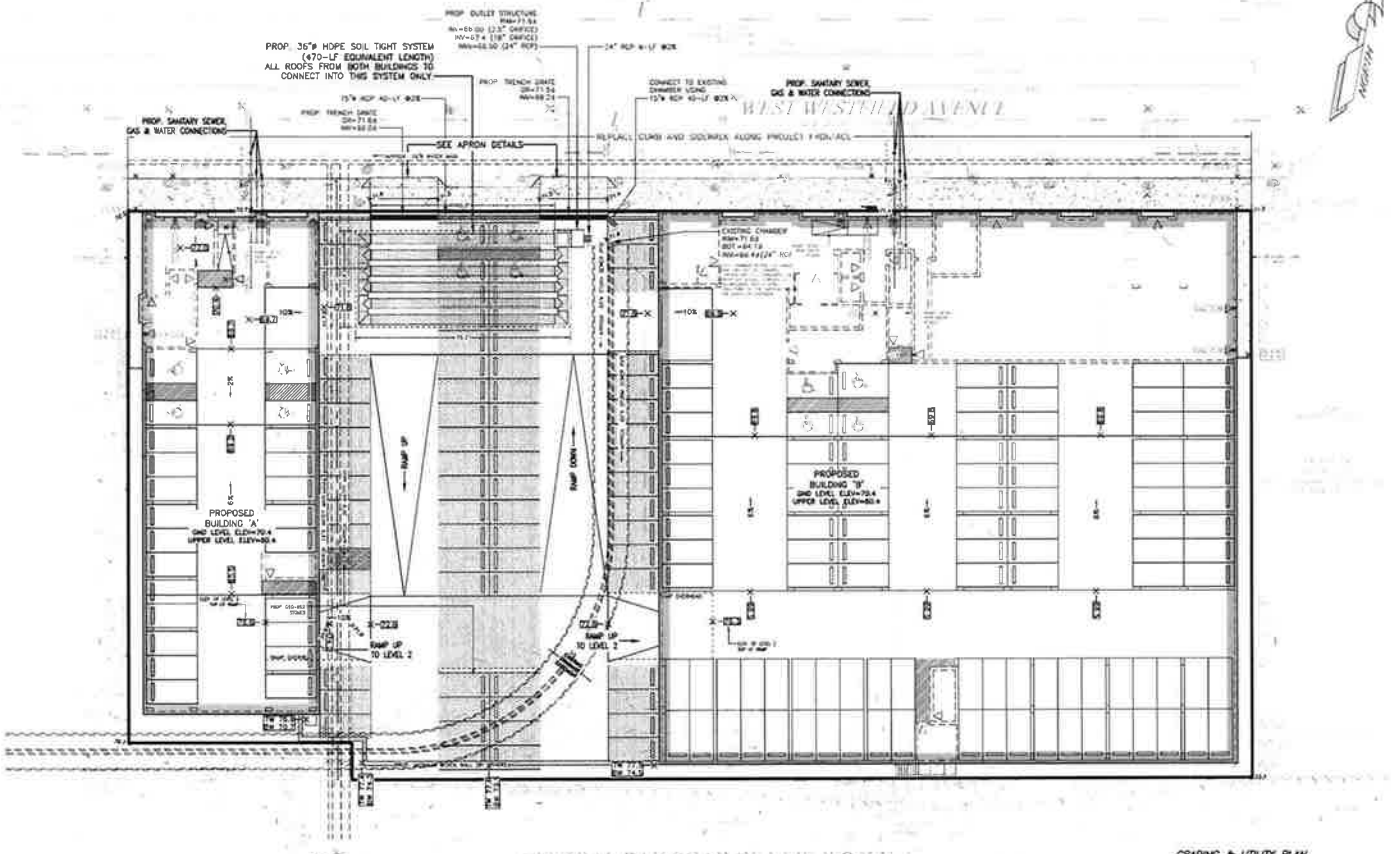
MERIDIA ON WESTFIELD
200 & 250 WESTFIELD AVENUE WEST
BLOCK 214 LOTS 8 THRU 12
BOROUGH OF ROSELLE PARK
UNION COUNTY, NEW JERSEY

SITE DIMENSION PLAN

PLH | PDMc | 05/24/16 | 1"=20' | 3725

MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 586, 11 FULLER STREET
TOTOWA, NEW JERSEY 07511-0586
PHONE (973) 812-8686 - FACSIMILE (973) 812-8681

PATRICK D. McCLELLAN
MATTHEW G. CLARK



GRADING & UTILITY PLAN

0' 0' 20' 40' 60'

GRAPHIC SCALE
SCALE: 1"=20'

REFERENCES

1. SUBJECT PROPERTY SHOWN AS BLOCK 314 LOTS 8 THRU 12 (266 & 290 WESTFIELD AVENUE WEST) AS SHOWN ON THE BOROUGH OF ROSELLE PARK TAX MAP SHEET NUMBER 3 DATED DECEMBER 10, 1973 LAST REVISED 1998. TOTAL TRACT AREA IS 78,480 SF OR 1.80 ACRES±.
2. BOUNDARY SURVEY, TOPOGRAPHY AND SITE PLANIMETRICS FROM A PLAN TITLED, "BOUNDARY & TOPOGRAPHIC SURVEY TAX LOTS 8, 9, 10, 11 & 12 BLOCK 314 (SS, 280, 290, 298 & 300 WEST WESTFIELD AVENUE) BOROUGH OF ROSELLE PARK UNION COUNTY NEW JERSEY" PREPARED BY DPK CONSULTING DATED 09/28/2016 NO REVISION.
3. PROPOSED BUILDING SIZE, LOCATION, AND ELEVATIONS FROM A PLAN BY DPK ARCHITECTURE TITLED "MERRIN ROSELLE PARK" DATED 02/23/16 NO REVISION.
4. HORIZONTAL DATUM BASED ON SURVEY FROM NOTE 2 ABOVE. VERTICAL DATUM IS ALSO BASED FROM NOTE 2 ABOVE AND IS NAVD-88 (NATIONAL AMERICAN VERTICAL DATUM)
5. SEPARATE ALREADY UTILITY OPENING PERMITS ARE BE REQUIRED
6. STANDARD ROADWAY CONSTRUCTION/TRAFFIC CONTROL/SPOOL CONSTRUCTION DETAILS BOOKLET, 2001, AND STANDARD ELECTRICAL DETAILS BOOKLET, 2007, ARE APPLICABLE TO THIS PROJECT EXCEPT FOR THOSE DETAILS CONTAINED HEREIN
7. THE FOLLOWING EXISTING ON-SITE IMPROVEMENTS WILL BE REMOVED:
   BUILDINGS / STRUCTURES, PAVED SURFACES, UTILITY POLES & OVERHEAD WIRES
8. ALL PROPOSED "NEW" ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT GUIDELINES "AMERICAN WITH DISABILITIES ACT" RULES & REGULATIONS.
9. ALL SIGNS (NOT INCLUDING BUILDING SIGNS), STRIPING AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. THE OWNER SHALL BE RESPONSIBLE TO SCHEDULE ALL DELIVERIES AND GARBAGE PICK-UPS SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROPERTY.
11. THE EXISTING UTILITY SERVICE LATERALS ARE TO BE INSPECTED AS REQUIRED AND MAY BE UTILIZED IN LIEU OF PROPOSED CONNECTIONS SHOWN AT THE DISCRETION OF THE MUNICIPAL ENGINEER AND / OR EACH RESPECTIVE UTILITY OWNER EXCEPT AS NOTED ON PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE FINAL LOCATION & CONSTRUCTION (INCLUDING OBTAINING THE REQUIRED CONSTRUCTION PERMITS) OF THE PROPOSED UTILITY SERVICES WITH THE PROJECT ARCHITECT, MUNICIPAL ENGINEER, COUNTY ENGINEER AND EACH RESPECTIVE UTILITY OWNER PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF THE EXISTING UTILITIES WITHIN WEST WESTFIELD AVENUE PRIOR TO OPENING THE ROAD AND INSTALLING THE PROPOSED SERVICE LATERALS TO DETERMINE THE FEASIBILITY OF THE PROPOSED CONNECTIONS.
14. THE SERVICE LATERAL MATERIALS & SIZING (INCLUDING PIPE DIAMETER & SLOPE) SHALL BE AS SPECIFIED BY THE PROJECTS MECHANICAL ELECTRICAL PLUMBING FIRE PROTECTION (MEPFP) DESIGN CONSULTANT BASED ON ACTUAL BUILDING DEMAND VALUES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO GRADE ALL STORM WATER RUNOFF AWAY FROM THE PROPOSED BUILDING AND TO ENSURE THAT SURFACE WATER RUNOFF DOES NOT ADVERSELY IMPACT THE ADJACENT PROPERTIES.
16. ELEVATION BENCHMARK SHALL BE PROVIDED BY THE PROJECT LAND SURVEYOR IN THE FIELD PRIOR TO CONSTRUCTION.
17. UTILITIES EXIST WITHIN THE VICINITY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ANY UTILITY FACILITY WITHIN THE PROJECT LIMITS AND ITS VICINITY. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION.
18. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CURRENT RULES AND REGULATIONS OF THE SOMERSET SOIL CONSERVATION DISTRICT AS THEY APPLY TO THE PROPOSED CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING ALL THREE APPROACHES, FREE OF ALL CONSTRUCTION DEBRIS INCLUDING MUDDY TRACKING OF MATERIAL DURING CONSTRUCTION VEHICLES.
21. ALL EXISTING VALVES, CLEANOUTS AND GRATED ITEMS LOCATED WITHIN THE LIMITS OF THE PROPOSED CONSTRUCTION ARE TO BE RESET IN THE FIELD BY THE CONTRACTOR TO MEET FINISHED GRADE.
22. THE PROPOSED CURB AT THE BASE OF ALL "NEW" CURB RAMPS SHALL BE SET FLUSH WITH THE ADJOINING PAVEMENT SURFACE.
23. THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE UTILITY OWNER(S) OF THE ON & OFF SITE UTILITY POLES, OVERHEAD WIRES AND GUY WIRING TO COORDINATE THE REMOVAL OF THE EXISTING ON-SITE UTILITY POLE & OVERHEAD WIRING PRIOR TO CONSTRUCTION.
24. FINAL LOCATION OF ALL UTILITY CONNECTIONS MUST BE DETERMINED BASED ON "FINAL" ARCHITECTURAL PLANS.
25. ALL UTILITIES ARE TO BE COORDINATED WITH THE PROJECT MEP PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE IN OBTAINING ALL APPROPRIATE PERMITS TO CONSTRUCT SAID UTILITIES PRIOR TO CONSTRUCTION AND TO THE SATISFACTION OF THE CITY ENGINEER.
26. THE GRADING AND DRAINAGE FOR THIS SITE SHALL BE CONSTRUCTED SUCH THAT THERE IS NO ADVERSE IMPACT ONTO ADJACENT PROPERTIES. THE APPLICANT SHALL BE RESPONSIBLE TO ADDRESS ANY POST CONSTRUCTION DRAINAGE ISSUES AS A RESULT OF THE PROJECT AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE BOROUGH CONSTRUCTION OFFICIAL AND BOROUGH ENGINEER.
27. ALL SOIL REMOVAL/SOIL MOVEMENT SHALL COMPLY WITH ORDINANCE CHAPTER XXX SOIL AND SOIL REMOVAL.
28. THE SANITARY SEWER FRONTING THE PROJECT SITE SHALL BE TELEVISED AND A COPY OF THE VIDEO PROVIDED TO THE ENGINEERS OFFICE FOR REVIEW.
29. ALL NEW UTILITIES SHALL BE UNDERGROUND.

WATER DEMAND AND SANITARY SEWER PROJECTED FLOWS

WATER DEMAND: (N.J.A.C. 5:21-5.2, TABLE 5.1 (PDF PG. 70 OF 132))

DEFINITION: SHADOW APARTMENTS					
1-BEDROOM	120 GAL/DAY/1-BR	107 UNITS	1.5x107	=	12,840 GAL/DAY
2-BEDROOM	175 GAL/DAY/2-BR	106 UNITS	1.5x106	=	18,550 GAL/DAY
STORE	0.100 GAL/DAY/SF	5,000 SF	2.1x5,000	=	500 GAL/DAY
			TOTAL	=	31,890 GAL/DAY

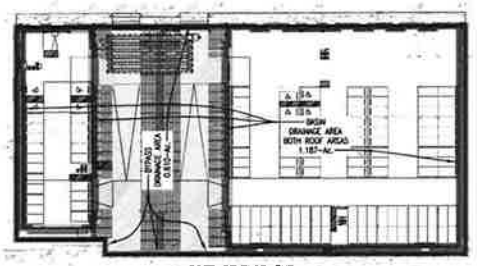
PROPOSED WATER CONNECTION MUST BE APPROVED BY THE APPROPRIATE MUNICIPAL AUTHORITY/STATE AGENCY.

SANITARY SEWER PROJECTED FLOW: (N.J.A.C. 7:14A-23.3(e) (PDF PG. 2 OF 13))

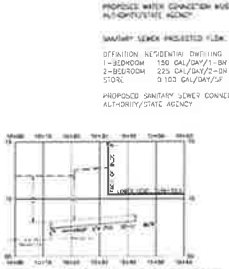
DEFINITION: RESIDENTIAL DWELLING					
1-BEDROOM	150 GAL/DAY/1-BR	107 UNITS	150x107	=	16,050 GAL/DAY
2-BEDROOM	225 GAL/DAY/2-BR	106 UNITS	225x106	=	23,850 GAL/DAY
STORE	0.100 GAL/DAY/SF	5,000 SF	2.1x5,000	=	500 GAL/DAY
			TOTAL	=	40,400 GAL/DAY

PROPOSED SANITARY SEWER CONNECTION MUST BE APPROVED BY THE APPROPRIATE MUNICIPAL AUTHORITY/STATE AGENCY.

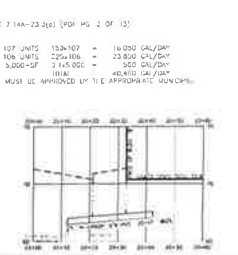
PRE-DEVELOPMENT
SCALE: 1"=50'



POST-DEVELOPMENT
SCALE: 1"=50'



BUILDING 'A' SANITARY CONNECTION PROFILE
SCALE: HOR-1"=20'
VER-1"=5'



BUILDING 'B' SANITARY CONNECTION PROFILE
SCALE: HOR-1"=20'
VER-1"=5'

MERRIN ON WESTFIELD
290 & 298 WESTFIELD AVENUE WEST
BOROUGH OF ROSELLE PARK
UNION COUNTY NEW JERSEY

GRADING & UTILITY PLAN

4 of 8

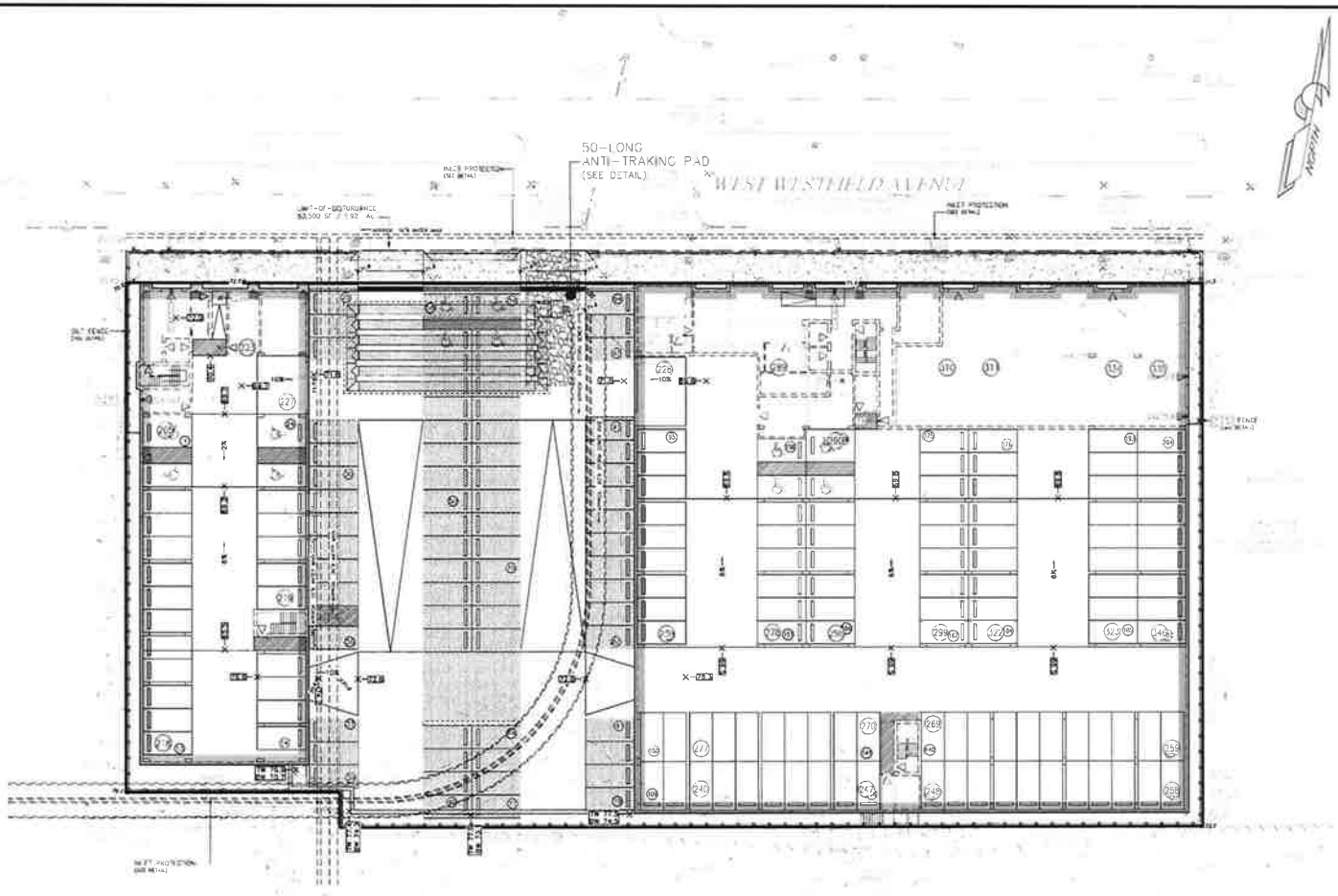
DATE	REVISIONS
05/31/16	PER ENGINEERS DRAFT LETTER DATED JULY 26, 2016
06/27/16	COMPLIANCE REVIEW #1
07/27/16	REVISE RETAIL SPACE AND PARKING CALCULATIONS
08/22/16	REVISED PER UPDATED ARCHITECTURAL PLANS
09/23/16	REVISED PER UPDATED ARCHITECTURAL PLANS

REVISIONS

PLH | PDMc | 05/24/16 | 1"=20' | 3779

MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 266, 11 EUBLER STREET
EDISON, NEW JERSEY 07311-0266
PHONE (908) 812-9880 - FACSIMILE (973) 812-9881

PATRICK D. McCLELLAN — MATTHEW G. CLARK



SOMERSET – UNION COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NEW JERSEY STANDARDS) AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED HIGHWAYS AND EASEMENT AREAS SEE THE DIVERSION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR "PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION." SPECIFIED RATES AND LOCATIONS SHALL BE IN THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT TRAP, SILT FENCE, HAY BALE AND SEDIMENT FENCE, TREE PROTECTION, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FT. OF A FLOOD PLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF THE SLOPE.
10. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
11. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS, IF REQUIRED, MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE SOMERSET – UNION SOIL CONSERVATION DISTRICT.
17. ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
18. THE SOMERSET – UNION SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
19. THE SOMERSET – UNION SOIL CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
20. TOPSOIL STOCKPILE PROTECTION:
   A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   B. APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
   C. APPLY PERENNIAL RYE GRASS SEED AT 1 LB PER 1000 SQ. FT. AND ANNUAL RYE GRASS AT 1 LB PER 1000 SQ. FT.
   D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   E. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
   F. PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
21. TEMPORARY STABILIZATION SPECIFICATIONS:
   A. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   B. APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
   C. APPLY PERENNIAL RYE GRASS SEED AT 1 LB PER 1000 SQ. FT. AND ANNUAL RYE GRASS AT 1 LB PER 1000 SQ. FT.
   D. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   E. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
22. PERMANENT STABILIZATION SPECIFICATIONS:
   A. APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
   B. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
   C. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
   D. APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYE GRASS SEED AT 0.35 LBS. PER 1000 SQ. FT.
   E. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
   F. APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
23. USDA SOIL DATA FROM NRCS, NATURAL RESOURCES CONSERVATION SERVICES:
   UB – URBAN LAND, HSG=? (ASSUME 'C' BASED ON SURROUNDING SOILS)
24. AREA OF DISTURBANCE = 83,500 SF OR 1.92 ACRES.

SEQUENCE OF CONSTRUCTION

PHASE I

1. INSTALL EROSION CONTROL DEVICES INCLUDING SILT FENCE AND ANTI-TRACKING PAD (1 DAY)
2. BEGIN SITE DEMOLITION, REFER TO SHEET 2, EXISTING CONDITIONS/DEMOLITION PLAN (1 MONTH)
3. BEGIN BUILDING CONSTRUCTION WITH ALL UTILITY CONNECTIONS. (8 MONTHS)
4. PERMANENTLY STABILIZE ALL DISTURBED AREAS AND REMOVE ALL SOIL EROSION CONTROL DEVICES AS FINAL ITEM (1 DAY)
5.

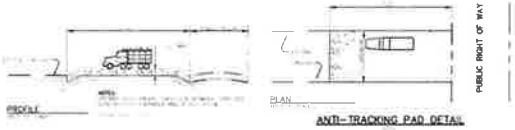
PHASE II

1. INSTALL EROSION CONTROL DEVICES INCLUDING SILT FENCE AND ANTI-TRACKING PAD (1 DAY)
2. BEGIN SITE DEMOLITION, REFER TO SHEET 2, EXISTING CONDITIONS/DEMOLITION PLAN (1 MONTH)
3. BEGIN BUILDING CONSTRUCTION WITH ALL UTILITY CONNECTIONS. (8 MONTHS)
4. PERMANENTLY STABILIZE ALL DISTURBED AREAS AND REMOVE ALL SOIL EROSION CONTROL DEVICES AS FINAL ITEM (1 DAY)

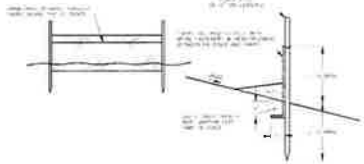
TENTATIVE START DATE FOR CONSTRUCTION: SEPTEMBER 2016

SOIL EROSION AND SEDIMENT CONTROL PLAN

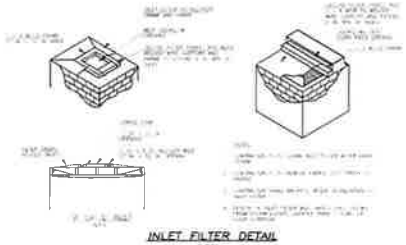
GRAPHIC SCALE
SCALE: 1"=20'



ANTI-TRACKING PAD DETAIL



SILT FENCE DETAIL



INLET FILTER DETAIL

MERIDIAN ON WESTFIELD
200 & 208 WESTFIELD AVENUE and
BLOCK 314, LOTS 8, 9 AND 12
BOROUGH OF ROSELLE PARK
UNION COUNTY, NEW JERSEY

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET 5 of 8

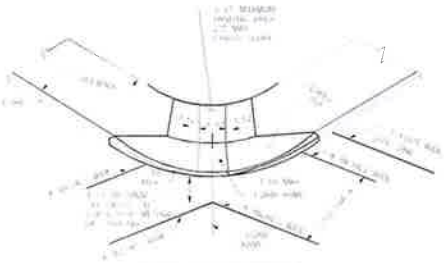
DRAWN	CHK'D	SCALE	DATE	JOB NO.
JH		1"=20'	05/23/16	3726

DATE	REVISIONS
06/23/16	PER ENGINEER'S DRAFT LETTER DATED JULY 20, 2016
07/27/16	REVISED PER UPDATED ARCHITECTURAL PLAN
08/29/16	REVISED SITE SPACE AND PARKING CALCULATION
09/27/16	REVISED PER UPDATED ARCHITECTURAL PLAN
10/20/16	REVISIONS

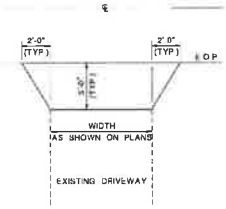
MCB ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 3081
11 FURLER STREET
TOTOWA, NEW JERSEY 07511
PHONE: (973) 812-5600 - FACSIMILE: (973) 812-5601

PATRICK D. McCLELLAN
MATTHEW G. CLARK

5 OF 8



CURB RAMP TYPE 2



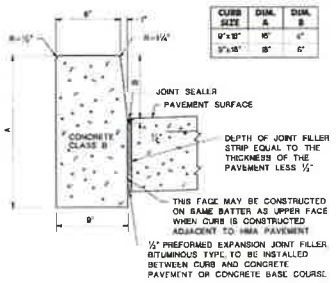
TYPICAL DRIVEWAY TREATMENT

PLAN VIEW

CD-806-2 B

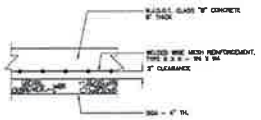
CONCRETE SIDEWALK, 4" THICK

CD 806-2 B



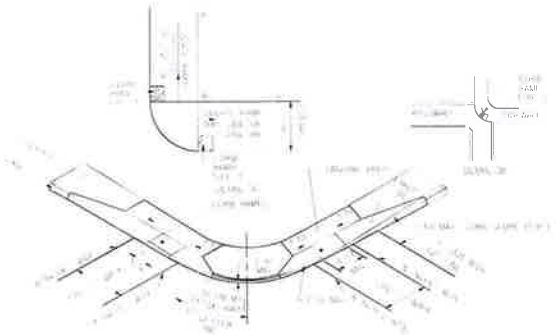
CONCRETE VERTICAL CURB

CD-607-16

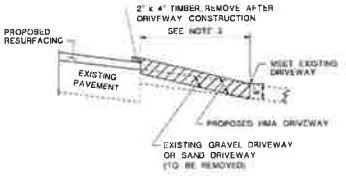


DRIVEWAYS

NTS



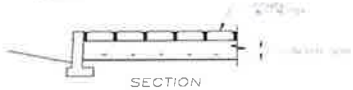
CURB RAMP TYPE 1



TYPE (D)

CONSTRUCTION OF HMA DRIVEWAY OR CONVERSION OF EXISTING GRAVEL DRIVEWAY (WITHOUT DEPRESSED CURB)

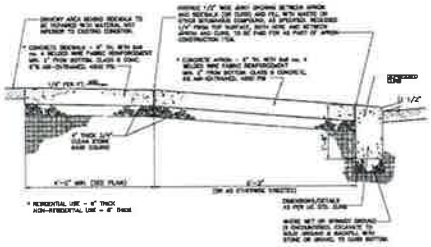
CD-606-2 A



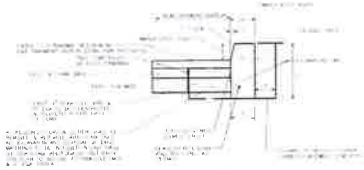
PAVER PARKING DETAIL

TRAFFIC CONTROL SIGN LEGEND

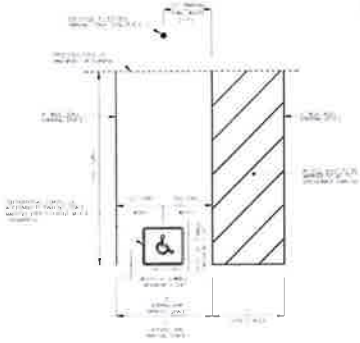
SIGN DESIGNATION	DESCRIPTION	IMAGE
R5-1	DO NOT ENTER	DO NOT ENTER
R3-2	NO LEFT TURN	
R1-1	STOP	STOP
R6-2	ONE-WAY	ONE WAY



CONCRETE DRIVEWAY APRON TYPICAL SECTION



CURB REPLACEMENT W/ PAVEMENT OVERLAY



HANDICAP PARKING STALL DETAIL

NOTE

1. THE DETAILS SHOWN HEREON ARE FOR ILLUSTRATIVE AND PLANNING PURPOSES. SHOP DRAWINGS SHALL BE PROVIDED AT THE TIME OF CONSTRUCTION

MERIDEN ON WESTFIELD
200 A, 202, 204, 206 & 208 ELM STREET
BLOCK 314, LOTS 16, 17 & 18
BOROUGH OF MIDDLESEX
SOMERSET COUNTY NEW JERSEY

ILLUSTRATIVE DETAILS (SHEET 1)

6 of 8

3729

1"=20'

05/24/16

PDMc

PLH

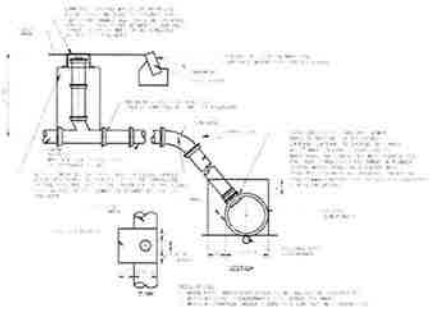
REVISIONS

DATE	REVISIONS
10/21/15	PER TOWNSHIP'S DRAFT LETTER DATED JULY 29, 2015
12/22/15	CONFORMANCE REVIEW BY UPDATED ARCHITECTURAL PLANS
05/24/16	PER TOWNSHIP

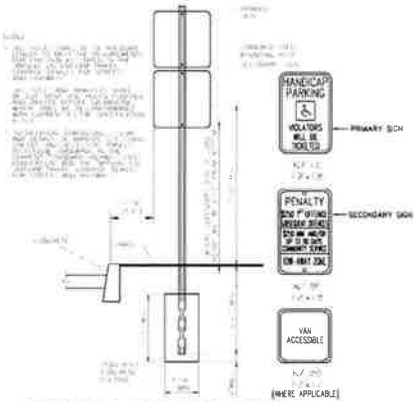
MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 566, 11 PORTER STREET
SOMERVILLE, NEW JERSEY 08876-0566
PHONE: (908) 722-5555 - FACSIMILE: (908) 722-5551
LAND PLANNING ASSOCIATES

PATRICK D. McCLELLAN — MATTHEW G. CLARK

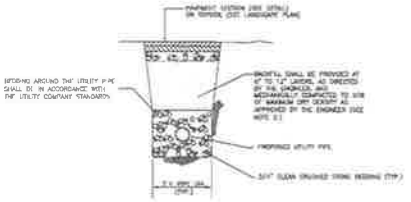
6 OF 8



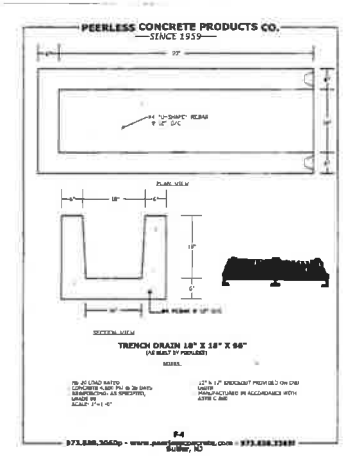
LATERAL CONNECTION TO EXISTING SEWER MAIN DETAIL

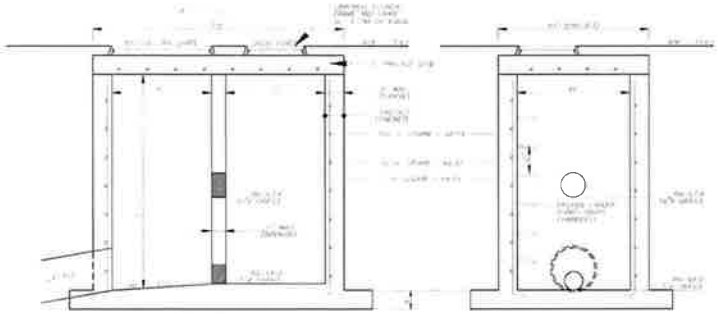


AMERICANS WITH DISABILITIES ACT
ACCESSIBLE PARKING STALL SIGN DETAIL



TYPICAL TRENCH DETAIL

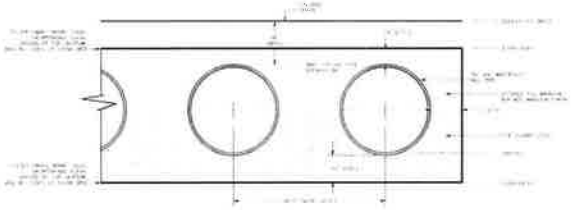




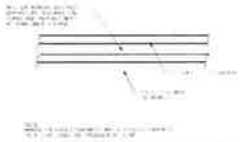
FRONT ELEVATION

SECTION "AA"

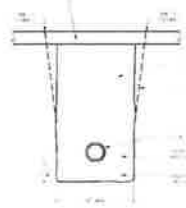
OUTLET STRUCTURE



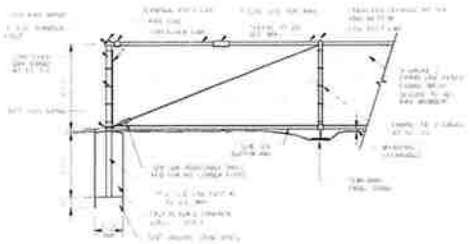
ADS UNDERGROUND DETENTION SECTION



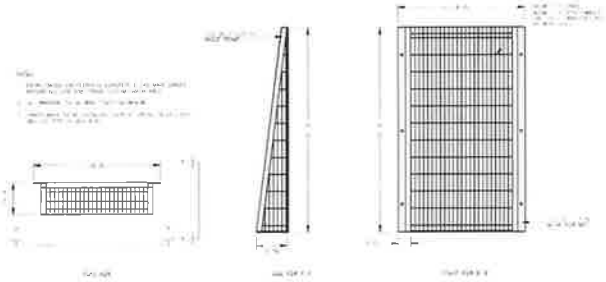
PAVING REPLACEMENT DETAIL



TRENCH DETAIL (HDPE PIPE)



TEMPORARY CHAIN LINK FENCE



TRASH RACK DETAIL

NOTE

1. THE DETAILS SHOWN HEREON ARE FOR ILLUSTRATIVE AND PLANNING PURPOSES. SHOP DRAWINGS SHALL BE PROVIDED AT THE TIME OF CONSTRUCTION.

MERIDIA ON WESTFIELD
250 & 255 WESTFIELD AVENUE WEST
BLOCK 314 LOTS 8 THRU 12
BOROUGH OF ROSELLE PARK
UNION COUNTY, NEW JERSEY

ILLUSTRATIVE DETAILS (SHEET 1)

7 of 8

PH | FDMc | 05/22/16 | 1"=20' | 3729

DATE	REVISIONS
09/15/16	PER ENGINEERS DRAFT LETTER DATED JULY 26, 2016
07/22/16	COMPLIANCE REVIEW #1

REVISIONS

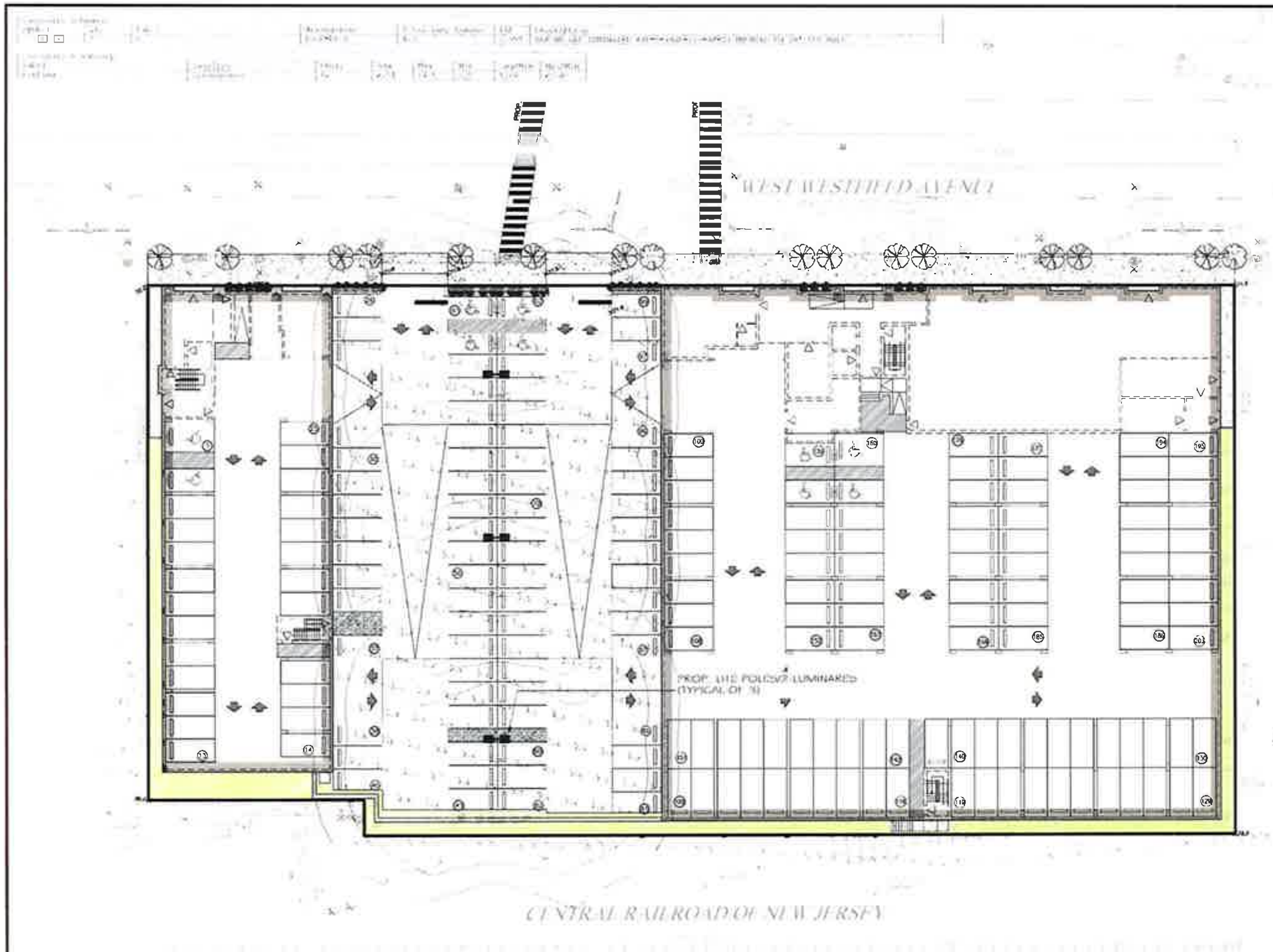
Meridia Capital Property

MCB ENGINEERING ASSOCIATES, LLC
P.O. BOX 588, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0588
PHONE: (973) 812-8880 · FACSIMILE: (973) 812-0001

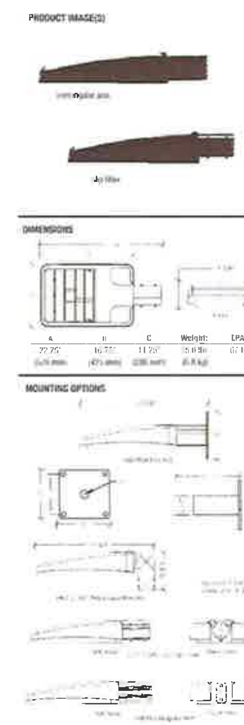
PATRICK D. McCLELLAN

MATTHEW G. CLARK

7 OF 8



LIGHT FOUNDATION DETAIL

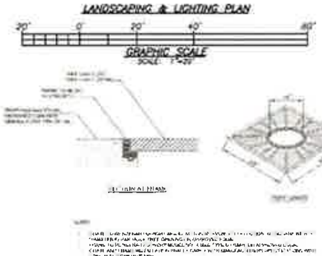


LIGHT FIXTURE DETAIL

LANDSCAPING & LIGHTING PLAN

GRAPHIC SCALE

SCALE: 1"=20'



TREE GRATE & FRAME DETAIL

PLANTING DETAIL

LANDSCAPING NOTES

1. PROPOSED STREET TREES BE ALTERNATED BETWEEN CHANTICLEER PEAR AND EUROPEAN HORNBEAM
2. REFER TO ARCHITECTURAL PLANS FOR COURT YARD PLANTINGS

PLANT MATERIAL LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

MCB ENGINEERING ASSOCIATES, LLC

P.O. BOX 586, 11 FURLER STREET
TOTOWA, NEW JERSEY 07511-0586

PATRICK D. McCLELLAN

MATTHEW G. CLARK

8 OF 8

DATE	REVISIONS
07/22/16	COMPLIANCE REVIEW #1
06/27/16	REVISE RETAIL SPACE AND PARKING CALCULATION
06/21/16	REVISED PER UPDATED ARCHITECTURAL PLAN
06/20/16	REVISED PER UPDATED ARCHITECTURAL PLAN

REVISIONS

MERIDIA ON WESTFIELD

200 & 250 WESTFIELD AVENUE WEST
BLOCK 314 LOTS 8 THRU 12
BOROUGH OF ROSELLE PARK
UNION COUNTY NEW JERSEY

LIGHTING AND LANDSCAPING PLAN

8 of 8

PJH	PDMc	05/24/16	1"=20'	3729

Exhibit 10

SITE PLAN APPROVAL RESOLUTION

Please see the following site plan resolution.

RESOLUTION NO. 2016-003

RESOLUTION OF THE MUNICIPAL LAND USE BOARD
OF THE BOROUGH OF ROSELLE PARK, NEW JERSEY
220, 230, 240, 248 and 250 West Westfield Avenue
Block 314, Lots 8-12

PRELIMINARY AND FINAL SITE PLAN APPROVAL
AND APAPROVAL OF DEVIATIONS

WHEREAS, Meridia on Westfield, Roselle Park, LLC, (the "Applicant") of 201 South Wood Avenue, Linden, NJ, filed an application with the Roselle Park Municipal Land Use Board (the "Board") for preliminary and final site plan approval and a deviation from the provisions of the West Westfield Avenue Redevelopment Plan I (the "Redevelopment Plan") as to building height and for such other deviations and waivers as may be deemed necessary on the premises at 220, 230, 240, 248 and 250 West Westfield Avenue, Roselle Park, NJ, more specifically known as Lots 8 - 12, Block 314 (the "Property"); and

WHEREAS, the Applicant submitted proof of publication of the statutorily required notice of hearing in one of the designated newspapers of the Board; and

WHEREAS, the Applicant submitted proof of service of the statutorily required notice of hearing upon all property owners within two hundred (200) feet of the Property by certified mail; and

WHEREAS, the application was to be considered at a public meeting of the Board held on June 13, 2016, and such application was carried by the Board to be heard at a special meeting of the Board on June 27, 2016 and was heard on June 27, 2016; and

WHEREAS, the Applicant submitted a site plan prepared by MCB Engineering Associates, LLC, dated May 24, 2016, revised through June 20, 2016; architectural plans

prepared by CPA Architecture, dated May 25, 2016, revised through June 21, 2016 and a Traffic Report prepared by Dynamic Traffic, dated May 23, 2016.

WHEREAS, John DeNoia, Esq., an attorney at law of the State of New Jersey appeared on behalf of the Applicant; and

WHEREAS, Cristiano Pereira of CPA Architecture was duly qualified as an expert in the field of Architecture and testified as to the design of the structures proposed by the applicant; and,

WHEREAS, Patrick D. McClellan of MCB Engineering Associates, LLC was duly qualified as an expert in the field of Civil Engineering and he testified as to the design for the site plan including the drainage, lighting and landscaping; and,

WHEREAS, Nicholas Verderese of Dynamic Traffic was duly qualified as an expert witness in the field of traffic and transportation engineering. He testified as to the amount of traffic increase occasioned by this proposal, the traffic movements into and out of the site and the traffic movements within the site. He also testified as to the rational for the parking stall sizes as proposed; and,

WHEREAS, Paul Grygiel of Phillips Preiss Grygiel LLC was duly qualified as an expert witness in the field of planning. He testified relative to the deviations the Applicant requested from the standards of the Redevelopment Plan; and,

WHEREAS, Sean McGowan testified as a representative of the Applicant and testified that, based on the demographics from other similar developments the Applicant anticipates that there would be approximately one school age child for each 100 units constructed; and,

WHEREAS, members of the public raised questions of the witnesses which

questions were responded to by the witness most qualified to respond; and,

WHEREAS, at the conclusion of the applicant's presentation and the participation by the public the members of the Land Use Board discussed the merits of the application and made the following findings of fact and conclusions of law:

1. The Applicant is the contract purchaser of each of the parcels that are included in this application and the owners of each parcel have consented to the application.

2. The property is known and designated as Lots 8, 9, 10, 11 and 12 in Block 314. The properties are more commonly referred to as 220, 230, 240, 248 and 250 West Westfield Avenue in Roselle Park, NJ.

3. The property in aggregate is approximately 1.8 acres in size and has 397.5 feet of frontage along West Westfield Avenue.

4. The property has been designated an Area in Need of Redevelopment and the redevelopment criteria are set forth in the redevelopment plan entitled West Westfield Avenue Redevelopment Plan I, Borough of Roselle Park adopted by ordinance by the Borough Council. The underlying zone is B-3 Arterial Business District.

5. Westfield Avenue is also known as State Highway 28 and abuts the property on the North. To the rear of the Property are railroad tracks. On either side of the Property are commercial/industrial uses.

6. The Applicant is the Designated Redeveloper of the Property.

7. The project proposes the demolition of all of the existing structure on the Property and the construction of two separate buildings, each a six story structure with

two floors of parking within the buildings and four floors of residential living units.

8. The project proposes a total of 213 residential units and a total of 5,000 square feet of retail space to be located on the first floor.

9. The proposed uses and the amount of each use are consistent with the uses permitted by the Redevelopment Plan.

10. The project seeks a deviation from the Redevelopment Plan's standard relative to height. The proposal provides for 74 feet in height where the Redevelopment Plan standard is 72 feet.

11. The testimony of the architect, which the Board accepts as credible, sufficiently explained the basis for the slightly greater height detailing the changing slope of the property and the use of a peaked roof.

12. The project proposes a total of 346 parking spaces located within the buildings and in the open area between the buildings. Of the 346 spaces 61 will be tandem spaces and will be allocated to the occupants of the two bedroom units who have more than one car. The number of parking spaces provided meets the standards of the Redevelopment Plan. The Applicant is seeking design waivers for the size of some of the parking stalls in the buildings and the tandem parking.

13. The site will require a storm water management system which the Applicant's Civil Engineer agreed to provide. The system will contain an underground detention basin.

14. The application proposes two crosswalks across Westfield Avenue. Since Westfield Avenue is a State Highway approval for the crosswalks (whether one, two or none) will have to come from the New Jersey Department of Transportation.

15. The traffic study prepared by the Applicant's traffic engineer has been reviewed by the municipal professionals and found to be satisfactory, the Board concurs. This project would have a minimal effect of the operation of the surrounding roadways.

16. The testimony of the Applicant's traffic expert, which the Board accepts as credible, supports the request for the size of the parking stalls requested and for the tandem parking. Since the parking spaces are reserved for individual apartment tenants they will have knowledge of where each will park and under those circumstances the parking stall sizes are adequate. Further since the tandem spaces are provided to a single apartment unit there will be no conflict with such a parking configuration.

17. The testimony of the Applicant's Planning expert, which the Board accepts as credible, articulates the issue attendant to the sloping site and the need to increase the height of one of the parking floors to accommodate ductwork. The additional two feet in height would be difficult if not impossible to determine from the ground. No detriment to the public good or to the intent and purpose of the Redevelopment Plan can be found.

18. The application is substantially compliant to the provisions of the Redevelopment Plan and the single deviation for building height can be granted without adverse effect to the Redevelopment Plan or to the Master Plan of the Borough of Roselle Park.

19. The Applicant's proofs were factually correct and credible. The Board accepts them and considers them sufficient to support an approval of the application.

20. The applicant having sustained its burden of proof and having adequately

addressed and substantiated the need for the deviation and waiver the application can be approved.

A motion to approve the application was made by Mr. Harms, seconded by Mr. Costello to grant preliminary and final site plan approval, to grant the deviation for height allowing a height of not greater than 74 feet and to grant the waivers for parking stall size and stacked (tandem) parking. The voting was as follows:

AYES	NAYS	NOT VOTING	ABSENT
Harms			
Nitche			
Stephen			
Costello			
Robaina			
Picarelli			
Vitale			
Iungerman			
Delano			

NOW, THEREFORE, BE IT RESOLVED, that the Municipal Land Use Board of the Borough of Roselle Park, based upon the testimony of the Applicant's experts and professionals, the application submitted to the Board by the Applicant, the documents and exhibits submitted in connection with the application, the testimony from the Board's expert, the Findings of Fact and Conclusions aforesaid, and upon the laws established in the State of New Jersey, hereby grants preliminary and final site plan approval, a deviation for height allowing a height of not greater than 74 feet and waivers for parking

stall size and stacked (tandem) parking all to allow the applicant to construct the proposed project .

BE IT FURTHER RESOLVED that the approval of the said application shall be contingent upon and subject to the Applicant's full and complete satisfaction of the following conditions:

1. The Applicant is to pay all required fees, escrow deposits, and bonds prescribed by Borough ordinances, including but not limited to, any fee due and owing to the Borough's Affordable Housing Trust Fund.

2. The Applicant shall comply with all applicable local, county, state and federal laws, regulations and ordinances as required, including without limitation the New Jersey Residential Site Improvement Standards.

3. The Applicant shall obtain all necessary local, county, state and federal agency approvals as required.

4. All representations made by the Applicant and all conditions agreed to by the Applicant shall be strictly adhered to and complied with, unless otherwise modified. These representations and conditions shall remain in full force and effect, and shall apply to the use variance, bulk variance and waiver approval granted herein.

MOVED BY: - J. Albert Nitke

SECONDED BY: - Glen Costello

THOSE IN FAVOR: - ALL

THOSE OPPOSED: -

I hereby certify that the foregoing Resolution was adopted by the Municipal Land

Use Board of the Borough of Roselle Park at its meeting of 8-15-, 2016, and that said Resolution memorializes the action of the Municipal Land Use Board taken at its meeting held on 8-15-2016, approving said application by a vote of __ in favor and ___ against.

Chairman

Secretary

Exhibit 11

TOTAL PROJECT COST ESTIMATE

Please see the attached cost estimate and verification by the architect for the project.

Meridia
Capodagli Property
"Since 1970"

February 16, 2017

Honorable Mayor Hokanson and Council Members
The Borough of Roselle Park
110 East Westfield Avenue
Roselle Park, NJ, 07204

Re: Meridia on Westfield

Dear Honorable Mayor and Council Members:

This letter is intended to advise the Borough of Roselle Park about recent changes that have occurred to the Meridia On Westfield ground-up, mixed-use project's construction budget that affect the overall financial feasibility of the project. The Application for a Tax Abatement, which was sent to the Borough and the Borough's Redevelopment Council in November 2016, included a construction budget projection that was completed in August 2016. This construction budget projection was $28,631,422.

Due to recent, necessary changes in the design of the building caused by misinformation previously provided by American Water concerning the ten-foot wide easement that runs through the property, changes required by PSE&G to the new electrical transformer location, and further design changes to the project caused by the fact that the project site requires the development of two buildings, the budget has been revised and updated to project hard construction costs of $32,345,122.

While this budget is not and cannot be finalized at this time, the projected increase in costs will have a substantial negative impact on the project's development yield and internal rate of return. As a result, in order to make the project feasible it is imperative that a Financial Agreement with the Borough provide for a Payment in Lieu of Taxes of 10% of effective gross revenues for at least 11 years. Following the initial 11-year period, the project can sustain increases to the percentage of revenues provided to the Borough as a PILOT, and thus Meridia is willing to accept such increases.

Accordingly, Meridia on Westfield once again respectfully requests that the Borough provide a PILOT of 10% of effective gross revenues, at least for a period of 11 years.

Thank you for your attention to this matter, and if you have any further questions or concerns, please do not hesitate to contact me.

Regards,

/S/ *Sean R. McGowan*

Sean R. McGowan, Esq
Vice President of Development

Enclosure

MERIDIA ON WESTFIELD
ROSELLE PARK, NJ

Income/Expense

Residential Income	2 Bedroom/2 Bath	16 Units	$1,800 / Month		Average 991 sq ft	$ 4,186,800
	2 Bedroom/1 Bath	90 Units	$1,700 / Month		Average 846 sq ft	
	1 Bedroom w/ Den/ 2 Bath	4 Units	$1,725 / Month		Average 892 sq ft	
	1 Bedroom w/ Den/ 1 Bath	48 Units	$1,650 / Month		Average 735 sq ft	
	1 Bedroom/ 1 Bath	54 Units	$1,500 / Month		Average 680 sq ft	
Other Income	Parking		$	319,200		$ 506,760
	Outside Plaza Parking		$	44,400		
	Retail		$	105,000		
	Amenity Fee		$	-		
	Pet Care & Fees		$	38,160		
				Gross Income		**$ 4,693,560**
Less Vacancy and Collection Loss			7%			$ 328,546
Less Expenses:						
Electric & Gas						$ 180,000
Garbage						$ 58,000
Insurance						$ 165,000
Advertising						$ 75,000
Maintenance & Repairs						$ 101,000
Replacement & Reserves						$ 67,000
Pest Control						$ 27,000
Snow Removal						$ 48,000
Professional Fees						$ 138,000
Wages & Salaries						$ 297,000
Management Fees						$ 135,000
Real Estate Taxes (PILOT @ 10.5%)						$ 468,000
TOTAL EXPENSES						**$ 1,759,000**
				Net Operating Income		$ 2,606,000

Development Costs		
Land/ Closing Costs + Due Diligence		$ 3,812,500
Legal/Approvals		$ 300,000
Permits/Fees/Bonds		$ 400,000
Construction Docs		$ 250,000
Insurance		$ 250,000
Marketing/Rental Expense		$ 75,000
Real Estate Taxes		$ 125,000
Lender Fees and Broker Fees		$ 612,500
Third Pary Fees		$ 75,000
Construction Costs		
Building Construction		$ 32,345,122
Interest Reserve/Payment		$ 3,000,000
	Total Project Costs	**$ 41,245,122**
Return Analysis		
Unlevered Rate of Return		6.3%
Unlevered Internal Rate of Return		9.4%

MARCH ASSOCIATES CONST. INC. **BUDGET SUMMARY**

PROJECT MERIDIA ON WESTFIELD AVE - ROSELLE PARK DATE December 14, 2016

DESCRIPTION 4 STORY RESIDENTIAL W/ TWO FLOORS OF PARKING 52 UNITS BLDG A S.F. 46,464
161 UNITS BLDG B S.F. 135,608

TRADE	BUILDING A			BUILDING B			TOTAL
		CONTRACT	BUDGET 12/16		CONTRACT	BUDGET 12/16	
CONCRETE	$ 25.74	$ 1,196,000.00	$ 1,175,000.00	$ 27.65	$ 3,750,000.00	$ 3,675,000.00	
GYPCRETE TOPPING AND SOUNDMAT	$ 2.84	$ 132,000.00	$ -	$ 2.84	$ 385,000.00	$ -	
BRICK VENEER	$ 6.99	$ 325,000.00	$ 450,000.00	$ 5.01	$ 680,000.00	$ 950,000.00	
MISC METALS / STEEL	$ 2.41	$ 112,000.00	$ 95,000.00	$ 2.40	$ 325,000.00	$ 265,000.00	
WOOD STAIRS	$ -	$ -	$ 38,000.00	$ -	$ -	$ 38,000.00	
WD FRAMING AND SHEATHING LABOR	$ 17.33	$ 805,000.00	$ 785,000.00	$ 17.33	$ 2,350,000.00	$ 2,290,000.00	
STUCCO	$ 1.48	$ 68,000.00	$ 28,000.00	$ 1.07	$ 145,000.00	$ 60,000.00	
F/I WOOD TRIMS	$ 0.95	$ 44,000.00	$ 39,000.00	$ 0.94	$ 128,000.00	$ 120,000.00	
KITCHEN CABINETS AND TOPS	$ 5.08	$ 236,000.00	$ 220,000.00	$ 5.34	$ 724,500.00	$ 675,000.00	
LOBBY / AMENITY AREA MILLWORK	$ 0.26	$ 12,000.00	$ 10,000.00	$ 0.24	$ 32,500.00	$ 30,000.00	
VANITY CABINET AND TOP	$ 1.22	$ 56,500.00	$ 48,000.00	$ 1.28	$ 174,000.00	$ 151,000.00	
AWNINGS	$ 0.26	$ 12,000.00	$ 20,000.00	$ 0.24	$ 32,000.00	$ 45,000.00	
FIBER CEMENT BOARD	$ 4.20	$ 195,000.00	$ 270,000.00	$ 3.02	$ 410,000.00	$ 580,000.00	
SHINGLED ROOFING	$ 1.08	$ 50,000.00	$ 47,000.00	$ 1.44	$ 195,000.00	$ 190,000.00	
CAULKING / SEALANTS	$ 1.48	$ 68,700.00	$ 130,000.00	$ 1.48	$ 201,000.00	$ 385,000.00	
DOORS, FRAMES AND HARDWARE MAT.	$ 3.43	$ 159,500.00	$ 152,000.00	$ 3.62	$ 490,500.00	$ 475,000.00	
DOOR, FRAME HARDWARE INSTALL	$ 1.38	$ 64,000.00	$ 62,000.00	$ 1.45	$ 196,500.00	$ 194,000.00	
OVERHEAD GARAGE DOORS	$ 1.12	$ 52,000.00	$ 50,000.00	$ 0.38	$ 52,000.00	$ 58,000.00	
ALUMINUM STOREFRONT	$ 2.13	$ 99,000.00	$ 103,000.00	$ 2.13	$ 289,000.00	$ 300,000.00	
WINDOWS	$ 1.11	$ 51,800.00	$ 41,000.00	$ 1.11	$ 150,800.00	$ 125,000.00	
DRYWALL ASSEMBLIES	$ 13.99	$ 650,000.00	$ 636,000.00	$ 13.94	$ 1,891,000.00	$ 1,850,000.00	
CERAMIC TILE FLOORING	$ 2.40	$ 111,500.00	$ 115,000.00	$ 2.40	$ 325,500.00	$ 340,000.00	
CARPET / VCT	$ 4.57	$ 212,500.00	$ 209,000.00	$ 4.57	$ 620,000.00	$ 610,000.00	
PAINTING AND WALL COVERING	$ 1.98	$ 92,000.00	$ 130,000.00	$ 1.97	$ 267,000.00	$ 415,000.00	
MAIL BOXES	$ 0.39	$ 18,000.00	$ 8,000.00	$ 0.13	$ 18,000.00	$ 18,000.00	
LOUVERS	$ 0.56	$ 26,000.00	$ 20,000.00	$ 0.24	$ 33,000.00	$ 35,000.00	
TOILET ACCESSORIES	$ 0.38	$ 17,700.00	$ 12,000.00	$ 0.38	$ 51,500.00	$ 42,000.00	
FIRE EXTINGUISHERS	$ 0.14	$ 6,500.00	$ 5,000.00	$ 0.14	$ 19,000.00	$ 19,000.00	
APPLIANCES	$ 3.36	$ 156,000.00	$ 150,000.00	$ 3.54	$ 480,000.00	$ 460,000.00	
WINDOW BLINDS	$ -	$ -	$ 17,000.00	$ -	$ -	$ 50,000.00	
CLOSET SHELVING	$ -	$ -	$ 41,000.00	$ -	$ -	$ 125,000.00	
SIGNAGE	$ 0.24	$ 11,200.00	$ 10,000.00	$ 0.24	$ 32,500.00	$ 30,000.00	
TRASH CHUTE	$ 0.48	$ 22,300.00	$ 22,000.00	$ 0.48	$ 65,000.00	$ 22,000.00	
COMPACTOR			$ 25,000.00			$ 25,000.00	
ELEVATORS PASSENGER	$ 2.15	$ 100,000.00	$ 150,000.00	$ 2.03	$ 275,000.00	$ 325,000.00	
SPRINKLERS	$ 4.66	$ 216,500.00	$ 185,000.00	$ 4.66	$ 632,000.00	$ 545,000.00	
PLUMBING	$ 10.20	$ 474,000.00	$ 455,000.00	$ 10.19	$ 1,382,000.00	$ 1,360,000.00	
HVAC	$ 8.51	$ 395,500.00	$ 515,000.00	$ 8.52	$ 1,155,000.00	$ 1,600,000.00	
ELECTRIC	$ 11.88	$ 552,000.00	$ 565,000.00	$ 11.89	$ 1,612,000.00	$ 1,650,000.00	
SLOPED ROOF TRUSSES	$ 2.01	$ 93,500.00	$ -	$ 1.88	$ 255,000.00	$ -	
SPRINKLERS IN ROOF TRUSSES	$ 0.97	$ 45,000.00	$ 40,000.00	$ 0.93	$ 126,000.00	$ 120,000.00	
DRAFT STOPS IN ROOF TRUSSES	$ 0.37	$ 17,000.00	$ 15,000.00	$ 0.80	$ 81,000.00	$ 75,000.00	
COURTYARD WATERPROOFING / AMENITY	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	
EARTH REMOVAL	$ -	$ -	$ -	$ -	$ -	$ -	
SOE	$ -	$ -	$ -	$ -	$ -	$ 275,000.00	
WATER LINE PROTECTION	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	
DEWATERING		$ -	$ -	$ -	$ -	$ 175,000.00	
DEMOLITION	$ -		$ -	$ 1.29	$ 175,000.00	$ 84,750.00	
ASBESTOS ABATEMENT			$ -	$ 0.92	$ 125,000.00	$ 29,450.00	
SITEWORK	$ -	$ -	$ -	$ 4.72	$ 640,500.00	$ 850,000.00	
LANDSCAPING		$ -	$ -		$ -	$ 80,000.00	
FLAG POLES		$ -	$ -		$ -	$ 4,500.00	
SIDEWALK BRIDGE		$ -	$ -		$ -	$ 85,000.00	
POLICE AND LANE CLOSURES		$ -	$ -		$ -	$ 75,000.00	
DOT			$ -		$ 225,000.00	$ -	
UNDERPINNING			$ -		$ 150,000.00	$ 125,000.00	
CONTINGENCY	$ 7.48	$ 347,775.00	$ -	$ 7.84	$ 1,063,080.00	$ -	
SUBTOTAL-DIRECT WORK	$ 157.18	$ 7,303,275.00	$ 7,089,000.00	$ 165.25	$ 22,409,680.00	$ 22,335,700.00	
GENERAL CONDITIONS	$ 9.71	$ 451,370.00	$ 451,370.00	$ 9.98	$ 1,352,821.00	$ 1,352,821.00	
FEE	$ 4.12	$ 191,389.00	$ 191,389.00	$ 5.18	$ 700,000.00	$ 700,000.00	
INSURANCE	$ 1.20	$ 55,622.24	$ 54,122.31	$ 1.26	$ 171,237.51	$ 170,719.65	
BOND		$ -	$ -	$ -	$ -	$ -	
TOTAL	$ 172.21	$ 8,001,656.24	$ 7,785,881.31	$ 181.65	$ 24,633,738.51	$ 24,559,240.65	$ 32,345,121.96

Competing Projects				One-Bedroom			Two-Bedroom		
Location	**Year Built**	**# of Units**	**Apartment Type**	**Sq. Ft.**	**Monthly Rent**	**$/SF**	**Sq. Ft.**	**Monthly Rent**	**$/SF**
1420 Campbell Street, Rahway, NJ	2014	116	Low-Rise	927	$1,798	$1.94	1,252	$2,245	$1.79
220 South Avenue East, Cranford, NJ	2013	108	Low-Rise	950	$2,200	$2.32	1,425	$3,087	$2.17
4 City Hall Plaza, Rahway, NJ	2014	109	Low-Rise	812	$1,721	$2.12	952	$1,945	$2.04
255 East Grand Street, Rahway, NJ	2010	88	Mid-Rise	794	$1,535	$1.93	946	$1,702	$1.80
Subject Property:	**Proposed**	**212**	**Mid-Rise**	**712**	**1576**	**$2.21**	**868**	**$1,715**	**$1.98**
Market Rent Comps Summary Range:			Low:	794	$1,535	$1.93	946	$1,702	$1.79
			Average:	871	$1,814	$2.08	1,144	$2,245	$1.95

CPAARCHITECTURE

5600 Kennedy Blvd. • Suite 203
West New York • NJ • 07093
Phone: 201•868•0701
Fax: 201•868•0708

September 22, 2016

To whom it may concern.

Re: Proforma Development Budget
Meridia on Westfield Ave - Roselle Park

We have reviewed the attached Budget Summary for the above-mentioned project and based on our experience with the client and being quite familiar with their operations, we believe the Budget to be a reasonable estimation of the construction costs one may anticipate for the proposed project.

The total project cost could be further broken down into:

- An average of $130,000 per Residential Unit for a total of 212 Units
- An average of $750,000 per Commercial Space for a total of 1 Commercial Spaces

Don't hesitate to contact us if you need any further clarification.

Best Regards,

Christiano Pereira. RA, AIA
Principal, CPA Architecture

CPAARCHITECTURE

5600 Kennedy Blvd. • Suite 203
West New York • NJ • 07093
Phone: 201•868•0701
Fax: 201•868•0708

MARCH ASSOCIATES CONST. INC.

BUDGET SUMMARY

PROJECT: MERIDIA ON WESTFIELD AVE - ROSELLE PARK

DATE: August 31, 2016

DESCRIPTION: 4 STORY RESIDENTIAL W/ TWO FLOORS OF PARKING — 212 UNITS — BLDG A S.F. 46,464 — BLDG B S.F. 135,688

TRADE	BUILDING A		BUILDING B		EXTRA COST	TOTAL
DESIGN CHANGES					$ 500,000.00	$ 500,000.00
SITE WORK	$ 2.80	$ 130,000.00	$ 2.87	$ 388,650.00	$ 600,000.00	$ 1,118,650.00
CONCRETE	$ 14.61	$ 679,000.00	$ 14.00	$ 1,898,512.00	$ 900,000.00	$ 3,477,512.00
VAPOR INTRUSION SYSTEM					$ 560,000.00	$ 560,000.00
GYPCRETE TOPPING AND SOUNDMAT	$ 2.84	$ 132,000.00	$ 2.84	$ 385,000.00		$ 517,000.00
BRICK VENEER	$ 3.89	$ 180,745.00	$ 3.89	$ 527,515.00		$ 708,260.00
MISC METALS / STEEL	$ 1.50	$ 69,700.00	$ 1.50	$ 203,000.00		$ 272,700.00
WD FRAMING AND SHEATHING LABOR	$ 17.33	$ 805,000.00	$ 17.33	$ 2,350,000.00		$ 3,155,000.00
STUCCO	$ 0.89	$ 41,350.00	$ 0.89	$ 120,700.00		$ 162,050.00
FM WOOD TRIMS	$ 0.95	$ 44,000.00	$ 0.94	$ 128,000.00		$ 172,000.00
KITCHEN CABINETS AND TOPS	$ 3.80	$ 176,580.00	$ 3.80	$ 515,310.00		$ 691,870.00
LOBBY / AMENITY AREA MILLWORK	$ 0.26	$ 12,000.00	$ 0.24	$ 32,500.00		$ 44,500.00
VANITY CABINET AND TOP	$ 0.79	$ 36,700.00	$ 1.28	$ 174,000.00		$ 210,700.00
AWNINGS	$ 0.19	$ 8,830.00	$ 0.19	$ 25,765.00		$ 34,595.00
FIBER CEMENT BOARD	$ 3.20	$ 148,665.00	$ 2.01	$ 273,000.00		$ 421,665.00
SHINGLED ROOFING	$ 1.08	$ 50,000.00	$ 1.44	$ 195,000.00		$ 245,000.00
CAULKING / SEALANTS	$ 0.50	$ 23,200.00	$ 0.50	$ 67,800.00		$ 91,000.00
DOORS, FRAMES AND HARDWARE MAT.	$ 2.96	$ 137,500.00	$ 2.95	$ 400,000.00		$ 537,500.00
DOOR, FRAME HARDWARE INSTALL	$ 1.38	$ 64,000.00	$ 1.45	$ 196,500.00		$ 260,500.00
OVERHEAD GARAGE DOORS	$ 0.41	$ 19,000.00	$ 0.14	$ 19,000.00		$ 38,000.00
ALUMINUM STOREFRONT	$ 1.05	$ 49,000.00	$ 1.30	$ 176,000.00		$ 225,000.00
WINDOWS	$ 0.88	$ 41,000.00	$ 0.88	$ 120,000.00		$ 161,000.00
DRYWALL ASSEMBLIES	$ 9.89	$ 464,200.00	$ 9.22	$ 1,250,000.00		$ 1,714,200.00
CERAMIC TILE FLOORING	$ 1.16	$ 54,000.00	$ 1.16	$ 157,000.00		$ 211,000.00
CARPET / VCT	$ 0.71	$ 33,000.00	$ 0.70	$ 95,000.00		$ 128,000.00
PAINTING AND WALL COVERING	$ 0.90	$ 42,000.00	$ 0.86	$ 130,000.00		$ 172,000.00
MAIL BOXES	$ 0.13	$ 6,200.00	$ 0.13	$ 18,000.00		$ 24,200.00
LOUVERS	$ 0.26	$ 12,000.00	$ 0.13	$ 18,000.00		$ 30,000.00
TOILET ACCESSORIES	$ 0.23	$ 10,700.00	$ 0.17	$ 23,500.00		$ 34,200.00
FIRE EXTINGUISHERS	$ 0.14	$ 6,500.00	$ 0.14	$ 19,000.00		$ 25,500.00
APPLIANCES	$ 1.14	$ 53,000.00	$ 1.17	$ 159,000.00		$ 212,000.00
SIGNAGE	$ 0.24	$ 11,200.00	$ 0.24	$ 32,500.00		$ 43,700.00
TRASH CHUTE AND COMPACTOR	$ 0.40	$ 18,700.00	$ 0.27	$ 36,900.00		$ 55,600.00
ELEVATORS PASSENGER (3)	$ 2.15	$ 100,000.00	$ 2.03	$ 275,000.00		$ 375,000.00
SPRINKLERS	$ 2.11	$ 98,000.00	$ 2.11	$ 286,000.00	$ 152,000.00	$ 536,000.00
PLUMBING	$ 10.20	$ 474,000.00	$ 8.72	$ 1,182,000.00	$ 280,000.00	$ 1,936,000.00
HVAC	$ 1.40	$ 65,000.00	$ 1.40	$ 190,000.00		$ 255,000.00
ELECTRIC	$ 9.73	$ 452,000.00	$ 9.73	$ 1,319,000.00	$ 450,000.00	$ 2,221,000.00
SLOPED ROOF TRUSSES	$ 2.01	$ 93,500.00	$ 1.88	$ 255,000.00		$ 348,500.00
SPRINKLERS IN ROOF TRUSSES	$ 0.97	$ 45,000.00	$ 0.93	$ 126,000.00		$ 171,000.00
DRAFT STOPS IN ROOF TRUSSES	$ 0.37	$ 17,000.00	$ 0.60	$ 81,000.00		$ 98,000.00
DEMOLITION					$ 175,000.00	$ 175,000.00
ASBESTOS ABATEMENT					$ 125,000.00	$ 125,000.00
EXISTING EASEMENT ACCESS					$ 631,000.00	$ 631,000.00
UTILITY WORK					$ 60,000.00	$ 60,000.00
DOT					$ 225,000.00	$ 225,000.00
SOE (SHORING)					$ 1,500,000.00	$ 1,500,000.00
UNDERPINNING					$ 780,000.00	$ 780,000.00
REMIDIAL INVESTIGATION					$ 240,000.00	$ 240,000.00
ENVIRONMENTAL WORK (LSRP)					$ 800,000.00	$ 800,000.00
ENVIRONMENTAL WORK (REMIDIATION COSTS)					$ 1,500,000.00	$ 1,500,000.00
TOTAL-DIRECT WORK	$ 105.55	$ 4,904,270.00	$ 102.13	$ 13,849,152.00	$ 9,875,000.00	$ 28,631,422.00

Exhibit 12

COST ESTIMATE FOR EACH UNIT TYPE

Attach a summary of the estimated total costs for each unit, broken down by type of unit. This information can be presented in summary form, not at the level of detail required in Exhibit 11. However, this estimate must also be certified by a licensed architect or engineer.

As the various unit types for each of the units in the project are substantially similar, each unit is expected to cost approximately $130,000.00 to build, with the two bedroom units being slightly more costly than the one bedroom units. The commercial retail unit is expected to cost about $750,000. Please see the letter provided by the architect in Exhibit 11 for verification.

Exhibit 13

PROJECT PRO FORMA

Please see the following page for a project pro forma including a 30-year projection.

MERIDIA ON WESTFIELD
ROSELLE PARK, NJ

Income/Expense

Residential Income	2 Bedroom/2 Bath	16 Units	$1,800 / Month		Average 991 sq ft	$ 4,186,800
	2 Bedroom/1 Bath	90 Units	$1,700 / Month		Average 846 sq ft	
	1 Bedroom w/ Den/ 2 Bath	4 Units	$1,725 / Month		Average 892 sq ft	
	1 Bedroom w/ Den/ 1 Bath	48 Units	$1,650 / Month		Average 735 sq ft	
	1 Bedroom/ 1 Bath	54 Units	$1,500 / Month		Average 680 sq ft	
Other Income	Parking		$	319,200		$ 506,760
	Outside Plaza Parking		$	44,400		
	Retail		$	105,000		
	Amenity Fee		$	-		
	Pet Care & Fees		$	38,160		
				Gross Income		**$ 4,693,560**
Less Vacancy and Collection Loss			7%			$ 328,546
Less Expenses						
Electric & Gas						$ 180,000
Garbage						$ 58,000
Insurance						$ 165,000
Advertising						$ 75,000
Maintenance & Repairs						$ 101,000
Replacement & Reserves						$ 67,000
Pest Control						$ 27,000
Snow Removal						$ 48,000
Professional Fees						$ 138,000
Wages & Salaries						$ 297,000
Management Fees						$ 135,000
Real Estate Taxes (PILOT @ 10.5%)						$ 468,000
TOTAL EXPENSES						**$ 1,759,000**
				Net Operating Income		**$ 2,606,000**
Development Costs						
Land/ Closing Costs + Due Diligence						$ 3,812,500
Legal/Approvals						$ 300,000
Permits/Fees/Bonds						$ 400,000
Construction Docs						$ 250,000
Insurance						$ 250,000
Marketing/Rental Expense						$ 75,000
Real Estate Taxes						$ 125,000
Lender Fees and Broker Fees						$ 612,500
Third Pary Fees						$ 75,000
Construction Costs						
Building Construction						$ 32,345,122
Interest Reserve/Payment						$ 3,000,000
					Total Project Costs	**$ 41,245,122**
Return Analysis						
Unlevered Rate of Return						6.3%
Unlevered Internal Rate of Return						9.4%

On Westfield Roselle Park Stabilized Proforma										
		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Revenue	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annualized Apartment Rent	$4,186,800	$4,312,404	$4,441,776	$4,575,029	$4,712,280	$4,853,649	$4,999,258	$5,149,236	$5,303,713	$5,462,824
Parking	$363,600	$374,508	$385,743	$397,316	$409,235	$421,512	$434,157	$447,182	$460,598	$474,416
Retail and Pet Care	$143,160	$147,455	$151,878	$156,435	$161,128	$165,962	$170,941	$176,069	$181,351	$186,791
Gross Annual Income	$4,693,560	$4,834,367	$4,979,398	$5,128,780	$5,282,643	$5,441,122	$5,604,356	$5,772,487	$5,945,661	$6,124,031
Market Unit Vacancy 5%	($234,678)	($241,718)	($248,970)	($256,439)	($264,132)	($272,056)	($280,218)	($288,624)	($297,283)	($306,202)
EGI	**$4,458,882**	**$4,592,648**	**$4,730,428**	**$4,872,341**	**$5,018,511**	**$5,169,066**	**$5,324,138**	**$5,483,862**	**$5,648,378**	**$5,817,830**
		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Operating Expenses										
Electric & Gas	$180,000	$185,400	$190,962	$196,691	$202,592	$208,669	$214,929	$221,377	$228,019	$234,859
Garbage	$58,000	$59,740	$61,532	$63,378	$65,280	$67,238	$69,255	$71,333	$73,473	$75,677
Insurance	$165,000	$169,950	$175,049	$180,300	$185,709	$191,280	$197,019	$202,929	$209,017	$215,288
Advertising	$75,000	$77,250	$79,568	$81,955	$84,413	$86,946	$89,554	$92,241	$95,008	$97,858
Maintenance & Repairs	$101,000	$104,030	$107,151	$110,365	$113,676	$117,087	$120,599	$124,217	$127,944	$131,782
Replacement Reserves	$67,000	$69,010	$71,080	$73,213	$75,409	$77,671	$80,002	$82,402	$84,874	$87,420
Pest Control	$27,000	$27,810	$28,644	$29,504	$30,389	$31,300	$32,239	$33,207	$34,203	$35,229
Snow Removal	$48,000	$49,440	$50,923	$52,451	$54,024	$55,645	$57,315	$59,034	$60,805	$62,629
Professional Fees	$138,000	$142,140	$146,404	$150,796	$155,320	$159,980	$164,779	$169,723	$174,814	$180,059
Wages&Salaries	$297,000	$305,910	$315,087	$324,540	$334,276	$344,304	$354,634	$365,273	$376,231	$387,518
Management Fee	$135,000	$137,779	$141,913	$146,170	$150,555	$155,072	$159,724	$164,516	$169,451	$174,535
Real Estate Taxes (Proposed PILOT)	$468,000	$482,040	$496,501	$511,396	$526,738	$542,540	$558,816	$575,581	$592,848	$610,634
Total Expenses	**$1,759,000**	**$1,810,499**	**$1,864,814**	**$1,920,759**	**$1,978,382**	**$2,037,733**	**$2,098,865**	**$2,161,831**	**$2,226,686**	**$2,293,487**
NOI	**$2,699,882**	**$2,782,149**	**$2,865,613**	**$2,951,582**	**$3,040,129**	**$3,131,333**	**$3,225,273**	**$3,322,031**	**$3,421,692**	**$3,524,343**

* PILOT is illustrated without addressing staged increases which will increase such amount in later years.

3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Year 11	**Year 12**	**Year 13**	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**
$5,626,709	$5,795,510	$5,969,376	$6,148,457	$6,332,911	$6,522,898	$6,718,585	$6,920,142	$7,127,747	$7,341,579
$488,648	$503,307	$518,407	$533,959	$549,978	$566,477	$583,471	$600,975	$619,005	$637,575
$192,395	$198,167	$204,112	$210,235	$216,542	$223,039	$229,730	$236,622	$243,720	$251,032
$6,307,752	$6,496,985	$6,691,894	$6,892,651	$7,099,431	$7,312,414	$7,531,786	$7,757,740	$7,990,472	$8,230,186
($315,388)	($324,849)	($334,595)	($344,633)	($354,972)	($365,621)	($376,589)	($387,887)	($399,524)	($411,509)
$5,992,365	**$6,172,135**	**$6,357,300**	**$6,548,019**	**$6,744,459**	**$6,946,793**	**$7,155,197**	**$7,369,853**	**$7,590,948**	**$7,818,677**
3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
$241,905	$249,162	$256,637	$264,336	$272,266	$280,434	$288,847	$297,513	$306,438	$315,631
$77,947	$80,286	$82,694	$85,175	$87,730	$90,362	$93,073	$95,865	$98,741	$101,703
$221,746	$228,399	$235,251	$242,308	$249,577	$257,065	$264,777	$272,720	$280,901	$289,328
$100,794	$103,818	$106,932	$110,140	$113,444	$116,848	$120,353	$123,964	$127,682	$131,513
$135,736	$139,808	$144,002	$148,322	$152,772	$157,355	$162,075	$166,938	$171,946	$177,104
$90,042	$92,744	$95,526	$98,392	$101,344	$104,384	$107,515	$110,741	$114,063	$117,485
$36,286	$37,374	$38,496	$39,650	$40,840	$42,065	$43,327	$44,627	$45,966	$47,345
$64,508	$66,443	$68,437	$70,490	$72,604	$74,782	$77,026	$79,337	$81,717	$84,168
$185,460	$191,024	$196,755	$202,658	$208,737	$215,000	$221,449	$228,093	$234,936	$241,984
$399,143	$411,117	$423,451	$436,155	$449,239	$462,716	$476,598	$490,896	$505,623	$520,791
$179,771	$185,164	$190,719	$196,441	$202,334	$208,404	$214,656	$221,096	$227,728	$234,560
$779,000	$802,370	$826,441	$851,234	$876,771	$903,075	$930,167	$958,072	$986,814	$1,016,418
$2,512,338	**$2,587,708**	**$2,665,340**	**$2,745,300**	**$2,827,659**	**$2,912,489**	**$2,999,863**	**$3,089,859**	**$3,182,555**	**$3,278,032**
$3,480,026	**$3,584,427**	**$3,691,960**	**$3,802,719**	**$3,916,800**	**$4,034,304**	**$4,155,333**	**$4,279,993**	**$4,408,393**	**$4,540,645**

3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Year 21	**Year 22**	**Year 23**	**Year 24**	**Year 25**	**Year 26**	**Year 27**	**Year 28**	**Year 29**	**Year 30**
$7,561,827	$7,788,681	$8,022,342	$8,263,012	$8,510,902	$8,766,229	$9,029,216	$9,300,093	$9,579,096	$9,866,468
$656,702	$676,403	$696,695	$717,596	$739,124	$761,298	$784,137	$807,661	$831,891	$856,847
$258,563	$266,320	$274,309	$282,539	$291,015	$299,745	$308,738	$318,000	$327,540	$337,366
$8,477,091	$8,731,404	$8,993,346	$9,263,147	$9,541,041	$9,827,272	$10,122,091	$10,425,753	$10,738,526	$11,060,682
($423,855)	($436,570)	($449,667)	($463,157)	($477,052)	($491,364)	($506,105)	($521,288)	($536,926)	($553,034)
$8,053,237	**$8,294,834**	**$8,543,679**	**$8,799,989**	**$9,063,989**	**$9,335,909**	**$9,615,986**	**$9,904,466**	**$10,201,600**	**$10,507,648**
3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
$325,100	$334,853	$344,899	$355,246	$365,903	$376,880	$388,186	$399,832	$411,827	$424,182
$104,754	$107,897	$111,134	$114,468	$117,902	$121,439	$125,082	$128,835	$132,700	$136,681
$298,008	$306,949	$316,157	$325,642	$335,411	$345,473	$355,838	$366,513	$377,508	$388,833
$135,458	$139,522	$143,708	$148,019	$152,460	$157,033	$161,744	$166,597	$171,595	$176,742
$182,417	$187,890	$193,526	$199,332	$205,312	$211,472	$217,816	$224,350	$231,081	$238,013
$121,009	$124,640	$128,379	$132,230	$136,197	$140,283	$144,492	$148,826	$153,291	$157,890
$48,765	$50,228	$51,735	$53,287	$54,885	$56,532	$58,228	$59,975	$61,774	$63,627
$86,693	$89,294	$91,973	$94,732	$97,574	$100,501	$103,516	$106,622	$109,821	$113,115
$249,243	$256,721	$264,422	$272,355	$280,526	$288,941	$297,610	$306,538	$315,734	$325,206
$536,415	$552,507	$569,083	$586,155	$603,740	$621,852	$640,508	$659,723	$679,515	$699,900
$241,597	$248,845	$256,310	$264,000	$271,920	$280,077	$288,480	$297,134	$306,048	$315,229
$1,046,911	$1,078,318	$1,110,668	$1,143,988	$1,178,307	$1,213,657	$1,250,066	$1,287,568	$1,326,195	$1,365,981
$3,376,373	**$3,477,664**	**$3,581,994**	**$3,689,453**	**$3,800,137**	**$3,914,141**	**$4,031,565**	**$4,152,512**	**$4,277,088**	**$4,405,400**
$4,676,864	**$4,817,170**	**$4,961,685**	**$5,110,536**	**$5,263,852**	**$5,421,768**	**$5,584,421**	**$5,751,953**	**$5,924,512**	**$6,102,247**

$508,520.60

Exhibit 14

PROJECT FINANCING PLAN

Attach a detailed explanation of the expected method by which the project will be financed, indicating the amount of equity to be contributed and its source, all public loans and/or grants that are to be used and all private sources of capital.

Sources		Uses	
$28,500,000	Construction Loan	$28,631,422	Hard Project Costs
$13,152,922	Equity	$4,050,000	Land & Closing
		$8,184,000	Soft Costs
		$612,500	Brokerage and Lender Fees
		$125,000	Closing Costs
		$50,000	Third Party Costs
$41,652,922		$41,652,922	

Exhibit 15

PRIVATE FINANCING COMMITMENTS

Attach certified copies of any and all letters from public or private sources of capital indicating a commitment to make funds available for the project.

The project will be financed by George Capodagli, managing member of Meridia on Westfield Urban Renewal, Roselle Park, LLC and with a construction loan from a yet to be determined lender.

Exhibit 16

EXPLANATION OF NEED FOR TAX EXEMPTION

Attach an explanation of why the applicant believes that a long tern tax exemption is necessary to make this Project economically feasible. Include specific figures where possible to explain any financing gaps.

1. The relative stability and predictability of the annual service charges will make the Project more attractive to the Applicant's lenders needed to finance the Project; and
2. The relative stability and predictability of the service charges will allow the Applicant to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will insure the likelihood of the success of the Project and insure that it will have a positive impact on the surrounding area.

Exhibit 17

PROJECT SCHEDULE

Attach a detailed schedule of the key milestone dates in the approval, construction and leasing or sale of the project.

The Entity agrees to diligently undertake to commence construction and complete the Improvements subject to and consistent with the terms of the Redevelopment Plan, Redevelopment Agreement and this Agreement. Estimated Project Schedule, which is subject to change based on land closing date, is as follows:

Development Approvals	6/2016
Land Closing	9/2016
Demolition Begins	4/2017
Sitework Begins	6/2017
Project Construction Commencement	7/2017
Leasing Begins in Building 1	7/2018
Leasing Begins in Building 2	8/2019
Project Completion	10/2019
Final Certificate of Occupancy	11/2019

Exhibit 18

SUMMARY OF PROJECT BENEFITS

Attach a summary of all the public benefits associated with this project, including, at a minimum, the number and type of construction jobs anticipated, the number and type of permanent jobs to be created and the amount of municipal revenue to be generated by the project through the payment of taxes, payments in lieu of taxes, water and sewer fees and any other municipal payments.

The project is a transformative project for the Borough of Roselle Park that will provide it with new sources of revenue while revitalizing the Westfield Avenue corridor. A summary of these benefits include the following.

1. The project will provide the Borough with 387 new residents with minimal school-age children;
2. The project will provide the Borough with new revenues of over $445,000 and net-positive revenues of $130,000;
3. The project will create substantial retail sales generation in Roselle Park;
4. The project will create 9 new jobs for the retail space;
5. The project will 6 new jobs created for management and maintenance of the residential units;
6. The project should stabilize and contribute to the economic growth of existing local business and to the creation of new business, which cater to the new residents;
7. The project will further the redevelopment objectives of the Redevelopment Plan; and
8. The project's fiscal impact analysis indicates that the benefits of the Project outweigh the costs to the City.

Exhibit 19

FORM OF FINANCIAL AGREEMENT

The appropriate form of Financial Agreement should be attached to this application.